

EPA Region 5 Records Ctr.



264200

PHASE I ENVIRONMENTAL PROPERTY ASSESSMENT

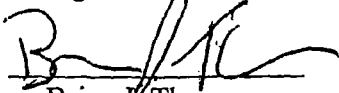
2325 Wisconsin Street
Downers Grove, Illinois

Prepared For:

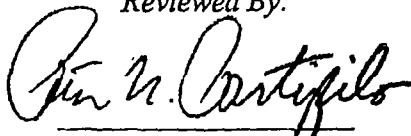
American National Bank & Trust Company of Chicago
120 South LaSalle Street, Mail Code IL 1-1201
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Project Number:

3899-1001

November 1, 2001

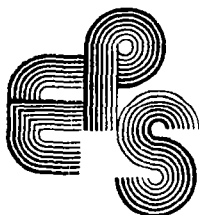


TABLE OF CONTENTS

| | | |
|------|--|----|
| 1.0 | Summary..... | 1 |
| 2.0 | Introduction | 2 |
| 2.1 | Purpose..... | 2 |
| 2.2 | Scope of Services..... | 2 |
| 2.3 | Limiting Conditions..... | 2 |
| 3.0 | Property Description | 3 |
| 3.1 | Location and Legal Description..... | 3 |
| 3.2 | Description of Improvements On-Site | 3 |
| 3.3 | Current and Past Uses of the Property | 4 |
| 3.4 | Current and Past Uses of Adjoining Sites..... | 5 |
| 4.0 | Records Review..... | 5 |
| 4.1 | Physical Setting Sources | 5 |
| 4.2 | Federal and State Environmental Record Sources | 6 |
| 4.3 | Historical Use Information..... | 9 |
| 5.0 | Interviews | 10 |
| 6.0 | Site Reconnaissance..... | 10 |
| 6.1 | Underground Storage Tanks (USTs) | 10 |
| 6.2 | Aboveground Storage Tanks (ASTs)/Storage Drums/Containers | 10 |
| 6.3 | Stained Surfaces/Stressed Vegetation..... | 11 |
| 6.4 | Stormwater Run-off/Standing Water | 11 |
| 6.5 | Waste Disposal Practices | 11 |
| 6.6 | Polychlorinated Biphenyls (PCBs) | 11 |
| 6.7 | Air Quality/Emissions | 12 |
| 6.8 | Readily Visible Suspect Asbestos-Containing Material (ACM) | 12 |
| 6.9 | Potential Lead-based Paint | 13 |
| 6.10 | Miscellaneous Equipment | 13 |
| 6.11 | Observations of Surrounding Sites | 13 |
| 7.0 | Warranty and Limitations of Liability..... | 14 |

FIGURES

Figure 1 - Property Location Map

Figure 2 - Property Sketch

Figure 3 - Building Sketch

APPENDICES

Appendix A - Photographic Documentation

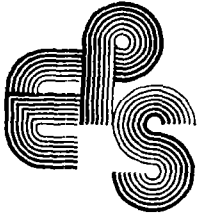
Appendix B - Environmental Database Information

Appendix C - Historical Information

Appendix D - Environmental Questionnaire

Appendix E - EPS Environmental Qualifications

Appendix F - Proposal between Client and EPS Environmental



2.0 INTRODUCTION

EPS Environmental was retained to conduct the Phase I Assessment of the Property by American National Bank & Trust Company of Chicago (Client).

2.1 Purpose

The purpose of the Phase I Assessment was to identify readily apparent, potential sources of environmental liabilities associated with the Property.

2.2 Scope of Services

The scope of services performed by EPS Environmental was set forth in the Proposal between the Client and EPS Environmental, dated October 18, 2001, a copy of which is attached hereto and made a part hereof, as Appendix E.

2.3 Limiting Conditions

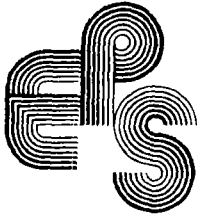
The presence of stockpiled materials, various floor coverings and heavy machinery limited observations of underlying interior surfaces in several isolated areas. The presence of parked automobiles and landscaping limited observations of exterior surfaces. Therefore, EPS Environmental makes no guarantees as to the condition of the underlying surfaces or areas not observed.

Sampling and an all-inclusive survey for the presence of suspect asbestos containing material (ACM) were beyond the scope of services for this Phase I Assessment. A visual inspection for readily observable suspect ACM was conducted; moreover, the removal of physical or visual barriers or inaccessible areas such as pipe chases, interiors of machinery/equipment and "dead spaces," such as fully enclosed masonry vaults, was not conducted as part of this Phase I Assessment.

Access to the rooftop of the structure was not provided. Therefore, EPS Environmental makes no guarantees as to equipment which may be present on the roof. However, EPS Environmental did not observe rooftop equipment of environmental significance as viewed from the ground.

As a Plat of Survey was not provided for the Property, exact Property boundaries could not be determined and the size of the Property and structure has been estimated.

Any other limiting conditions pertaining to this Phase I Assessment are described in associated Sections of this Report.



3.0 PROPERTY DESCRIPTION

3.1 Location and Legal Description

The Property is located on the south side of Wisconsin Street, approximately 1¼ mile east of the East Branch of the DuPage River in the Village of Downers Grove, DuPage County, Illinois. The Property is situated in a mixed industrial and residential setting. (See Figure 1 - Property Location Map, following the text of this Report). The legal description for the Property was not provided.

3.2 Description of Improvements On-Site

3.2.1 Property Size

The Property consists of a rectangular shaped parcel of land encompassing approximately 130,000 square feet.

3.2.2 Structure

The Property is developed with a one-story tall, 43,000 square foot structure. The structure consists of an approximate 17,000 square foot original building and an approximate 26,000 square foot addition.

3.2.2.1 General Construction

The 39-year-old original building and 18-year old addition are similarly constructed of masonry, concrete and steel on slab foundation.

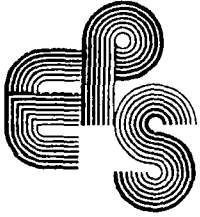
3.2.2.2 Interior Finishes

Typically, the interior of office and common areas of the structure consists of carpeted and/or vinyl tiled floors, gypsum board and/or wood paneled walls and drop paneled and/or plaster ceilings.

The warehouse/production areas consist of concrete floors, masonry walls, and a steel truss ceiling.

3.2.2.3 Heating and Cooling Sources

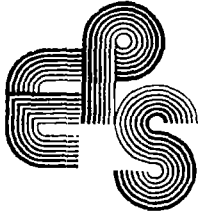
The original building is heated and cooled by a natural gas-fired, heating, ventilation and air-conditioning (HVAC) unit and a natural gas-fired boiler with associated hot water/steam radiant lines, which is located in the original building.



1.0 SUMMARY

EPS Environmental Services, Inc. (EPS Environmental) has performed a Phase I Environmental Property Assessment (Phase I Assessment) in conformance with the scope and limitations of ASTM Practice E 1527-00 of 2325 Wisconsin Street, Downers Grove, Illinois (Property). Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report (Report). This Phase I Assessment has revealed no evidence of recognized environmental conditions in connection with the Property except for the following:

- The Property may have been negatively impacted by current and/or historical metal plating operations on the Property.
- There is a potential for contaminants to have migrated onto the Property from Underground Storage Tanks (USTs) located on the west adjacent site. The west adjacent site is listed on the United States Environmental Protection Agency (USEPA) *Handlers with Corrective Action Activity (CORRACTS)*, USEPA No Further Remedial Action Planned (NFRAP), RCRIS generator databases and the Office of the State Fire Marshall's (OSFM) registered USTs.
- Readily visible suspect friable and non-friable asbestos-containing material (ACM) was noted in and on the structure.
- The painted surfaces of the structure may contain lead above regulatory limits.
- It is possible the ballasts within the fluorescent light fixtures and fluids within air compressors in the structure contain polychlorinated biphenyls (PCBs).
- It is possible the fluorescent bulbs and thermostats located in the structure contain mercury.
- Air conditioning units, which contain chlorofluorocarbon (CFC) refrigerant, are located on the Property.



The addition is heated and cooled by a natural gas-fired, heating, ventilation and air-conditioning (HVAC) unit.

3.2.3 Remaining Grounds

The remaining grounds consist of an asphalt parking area west and north of the structure and landscaping east and north of the structure.

Refer to Figure 2 - Property Sketch, and Appendix A - Photographic Documentation, following the text of this Report.

3.2.4 Potable Water Source

The DuPage Water Commission supplies drinking water from Lake Michigan to the Property. The water is collected and treated by the Downers Grove Sanitary District, located at 2710 Curtis Street in Downers Grove, Illinois. According to the Water Department, the water is tested periodically for contaminants and is in compliance with all EPA drinking water regulations, unless a local drinking water advisory has been issued.

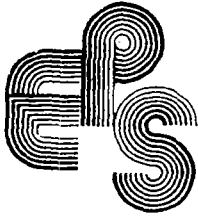
3.2.5 Wastewater/Stormwater Discharge

Wastewater and stormwater run-off within the Village of Downers Grove are discharged into separate sewer systems. The sanitary effluent is collected and treated by the Downers Grove Sanitary District. The stormwater run-off is collected by on-site sewers and discharged into local waterways. The wastewater from the dip tanks in the hazardous materials room is discharged into a concrete pit lined with fiberglass which is neutralized and discharged into the sewer system.

3.3 Current and Past Uses of the Property

3.3.1 Current Uses

The Property is currently occupied by Tricon Industries, Inc. (Tricon) and used for office and light industrial purposes. Tricon is an insert molder and specialized component manufacturer for worldwide automotive, mobile communications and appliance markets. Tricon's operations utilize, store, and/or handle hazardous substances that include cyanide, acids, caustics, metals and/chlorinated solvents. Operations include stamping, cutting, milling, machining of metal parts, and metal plating as well as plastic injection molding.



3.3.2 Past Uses

The Property has been occupied by Tricon since original construction circa 1960. Prior to Tricon, the Property consisted of vacant land.

See Section 4.3 - for information on the historical use review regarding the Property.

3.4 Current and Past Uses of Adjoining Sites

3.4.1 Current Uses

The Property is surrounded as follows:

| | |
|-------|--|
| North | Wisconsin Street MXL (manufacturer of plastic injection moldings) – 2300 Wisconsin Street |
| East | Magnetrol (manufacturer of electronic components) – 5300 Belmont Road Belmont Road |
| South | Single-family dwellings |
| West | Suburban Self-Storage (storage facility) – 2333 Wisconsin Street Janes Avenue |

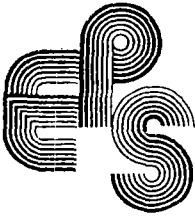
3.4.2 Past Uses

The surrounding sites have historically been utilized for industrial and residential purposes since development.

4.0 RECORDS REVIEW

4.1 Physical Setting Sources

The following sources were reviewed to provide information on the topographic and geologic characteristics of the Property and surrounding area. Additionally, a county radon study was reviewed to provide statistics on the Property's potential radon risk.



4.1.1 U.S. Geological Survey 7.5 Minute Series Topographic Map

According to the Wheaton Quadrangle map, the general topography of the area displays an approximate five-foot decrease in elevation within ¼ mile northwest of the Property.

4.1.2 Illinois State Geological Survey Circular #460, "Surficial Geology of the Chicago Region"

The Property is located on the Mackinaw Member of Henry Formation. This Pleistocene Age system consists of sand and gravel, generally well-sorted and evenly bedded; deposits in valleys; mostly glacial outwash in terraces, which are remnants of valley trains, and includes similar deposits in glacial sluiceways.

4.1.3 Illinois State Geological Survey Circular #532, "Potential for Contamination of Shallow Aquifers from Land Burial of Municipal Waste"

The Property is located in an area rated as C1. The rating denotes the capacities of earth material to accept, transmit, restrict or remove contaminants from waste effluent. In general, a C1 rating area contains permeable bedrock within 20 to 50 feet of the surface, overlain by till or other fine-grained material.

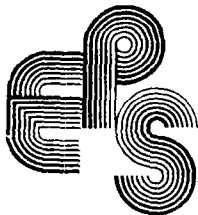
4.1.4 Illinois Department of Nuclear Safety, "Radon In Illinois: A Status Report" Update December 1990

The Property is located in DuPage County in which 17% of homes tested had radon levels greater than 4.0 picocuries per liter (pCi/L). The level of 4.0 pCi/L is the standard set by the EPA. An average level of 4.4 pCi/L was detected among the 166 homes screened. This screening data is included as a guide to background conditions and should not be construed as site-specific data. Radon is of lesser concern for buildings constructed on concrete slab foundations, as is the case of the Property.

4.2 Federal and State Environmental Record Sources

The following federal and state databases were reviewed for recorded environmental concerns on the Property and known sites within the Approximate Minimum Search Distance, as designated in ASTM Standard E 1527-00. Refer to Appendix B - Environmental Database Information, for the listings of sites identified within the study area.

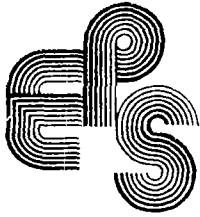
- United States Environmental Protection Agency (USEPA) National Priority List (NPL), January 2001 - 1 mile search distance



- USEPA Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), May 2001 - ½ mile search distance
- USEPA CERCLIS No Further Remedial Action Planned (NFRAP), May 2001 - Property and adjacent sites
- USEPA Resource Conservation and Recovery Act Information System (RCRIS) Treatment, Storage and Disposal (TSD) facilities, August 2001 - ½ mile search distance
- USEPA RCRIS Generator and Transporter facilities, August 2001- Property and adjacent sites
- USEPA Handlers with Corrective Action Activity (CORRACTS), April 2000 - 1 mile search
- USEPA Emergency Response Notification System (ERNS), January 2000- Property only
- IEPA Site Remediation Program (SRP), October 2001 - 1 mile search distance
- Northeastern Illinois Planning Commission (NIPC) Database, December 1987 - ½ mile search distance
- Illinois Environmental Protection Agency's (IEPA) List of Land-Based Disposal Sites (LBDS) - solid waste, various dates - ½ mile search distance
- IEPA Leaking Underground Storage Tank (LUST) Incident Report, October 2001 - ½ mile search distance
- Office of the State Fire Marshal (OSFM) Registered Underground Storage Tanks (USTs), June 2001 - Property and adjacent sites

The Property was identified on the USEPA RCRIS generator database. Additionally, one (1) adjacent registered UST/CORRACTS/NFRAP/RCRIS generator site, two (2) adjacent RCRIS generator sites, three (3) LUST sites and one (1) SRP site were identified within the search distances.

The Property was identified on the RCRA database as a small quantity generator of hazardous waste. Tricon generates hazardous waste in the form of acid liquid, alkaline liquid, chlorinated solvents, copper, nickel, zinc, and cyanide. The hazardous waste is collected in 55-gallon storage drums and transported off-site by Heritage Environmental for final disposal/recycling. Provided the

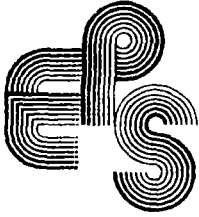


hazardous waste is and was properly handled, stored, and disposed, the RCRIS database listing as a small quantity generator of hazardous waste should not present a readily apparent environmental concern to the Property.

The west adjacent site, 2333 Wisconsin Street, Suburban Self Storage, appeared on the OSFM database of registered USTs under the facility name Liberty Copper & Wire Co. with one, "exempt from registration" UST and four, "removed" USTs. The "exempt from registration" UST was identified as a 4,000-gallon tank and the "removed" USTs were identified as three 4,000-gallon "hazardous" USTs and one, 5,000-gallon "hazardous" UST. No evidence of equipment likely associated with these USTs were observed on this adjacent site from Property borders and public thoroughfares during EPS Environmental's on-site inspection. This site was also identified on the CORRACTS database. A Freedom of Information Act (FOIA) request has been submitted to the United States Environmental Protection Agency (USEPA) for additional information regarding this listing. However, a response had not been received at the time of this writing. In the event environmentally significant information is received, that would alter the Findings and Conclusions of this Report, it will be promptly forwarded to the Client. The NFRAP designation indicates, to the best of the USEPA's knowledge, assessment at the site has been completed and that the USEPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean there is no hazard associated with a given site; it only means that, based upon available information, the site is not judged to be a potential NPL site. This site was also identified on the RCRA generator database as a generator of hazardous waste. No outside hazardous waste storage areas or signs of deliberate dumping of waste were observed at this site during the EPS Environmental site reconnaissance. Provided the hazardous waste on the adjacent site is properly handled, stored, and disposed, this site's RCRIS database listing as a large quantity generator of hazardous waste should not present a readily apparent environmental concern to the Property.

The east and south adjacent sites were identified on the RCRA generator database as generators of hazardous waste. No outside hazardous waste storage areas or signs of deliberate dumping of waste were observed at the sites during the EPS Environmental site reconnaissance. Provided the hazardous waste on the adjacent sites are properly handled, stored, and disposed, the sites' RCRIS database listings as generators of hazardous waste should not present a readily apparent environmental concern to the Property.

The three (3) recorded LUST sites identified are located over 1/8-mile from the Property. Based on the physical distances from the Property none of the LUST sites identified within the 1/2-mile study radius are expected to present an environmental concern to the Property.



The recorded SRP site identified is located over ¼ mile from the Property. The SRP site was granted a "No Further Remediation" (NFR) status (closed status) by the IEPA. Based on the physical distance from the Property and the closed status, the recorded SRP site identified within the one-mile study radius is not expected to present an environmental concern to the Property.

4.3 Historical Use Information

The following reasonably obtainable sources of information were reviewed or contacted to determine the historical uses of the Property. When feasible, information pertaining to the adjacent sites was reviewed.

4.3.1 1951, 1970, 1980 and 1990 Aerial Photographs (Aerials) - provided by Chicago Aerial Photo Services, Inc., Northern Illinois Planning Commission (NIPC) and reviewed at the University of Illinois at Chicago Library

The 1951 Aerial depicted the Property and adjacent sites as undeveloped land. The 1970 and 1980 Aerials depicted the Property with the original building. The 1990 Aerial depicted the Property and surrounding sites as currently identified. There was no significant disturbance to upper soil layers or evidence of open dumping on the Property or surrounding sites on any Aerials reviewed. See Appendix C - Historical Information for a copy of the Aerials reviewed.

4.3.2 Historical Building Permits, via Freedom of Information Act (FOIA) request and file review at the Village of Downers Grove Community Development Department

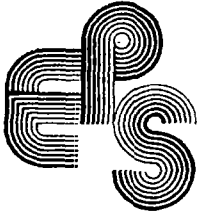
A response from the Village of Downers Grove revealed no permits of environmental significance for the Property.

4.3.3 Fire Department Records, via FOIA request to the Village of Downers Grove Fire Department

A FOIA request was submitted to the Village of Downers Grove Fire Department regarding the Property and adjacent sites; however, at the time of this writing a response had not been received. In the event information is received that alters the Findings and Conclusions of this Report, it will be forwarded promptly to the Client.

4.3.4 Zoning, via FOIA request at the Village of Downers Grove Community Development Department

According to a response from the Zoning Department, the Property is zoned M-2, light manufacturing district.



5.0 INTERVIEWS

The following individuals were interviewed for specialized knowledge concerning the Property. The relevant information provided by these individuals has been incorporated in the appropriate Sections of this Report.

Mr. Larry McDaniel - Tricon Industries, Inc. - Plant Manager — Accompanied, and interviewed by, EPS Environmental personnel during site reconnaissance (630-964-2330). Completed Environmental Questionnaire which is included as Appendix D.

Local Officials

6.0 SITE RECONNAISSANCE

The site reconnaissance was conducted on October 29, 2001 at approximately 10:00 a.m. Mr. Samuel T. Bodine, Senior Project Manager, and Mr. Brian J. Thomas, Project Manager for EPS Environmental (Appendix E). The site reconnaissance was initiated by observing the Property and adjacent sites from public thoroughfares, continued by inspecting the interior of the structure and concluded by walking the Property boundaries. Photographic documentation of significant environmental features has been included as Appendix A.

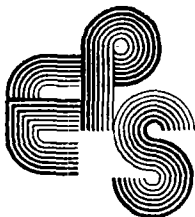
The weather conditions were sunny, with temperatures in the 50s and winds of approximately five miles per hour from the south. Surface conditions were relatively dry.

6.1 Underground Storage Tanks (USTs)

No equipment typically associated with USTs was observed on the Property during the on-site inspection.

6.2 Aboveground Storage Tanks (ASTs)/Storage Drums/Containers

A designated hazardous material storage area is located in the addition portion of the structure. The room contains 55-gallon storage drums of alkaline solvents and 100-gallon containers of various plating solutions and rinse tanks. The dip tanks contain alkaline solutions, water rinses, PCE, and cyanide solutions for zinc, gold, silver and copper plating baths. No leaks were observed and no significant cracks in the concrete surface below the storage drums, containers or tanks were noted.



Numerous 55-gallon drums containing process chemicals and petroleum products are located throughout the production area of the structure. These drums should be placed on secondary containment equipment to prevent potential releases to the environment.

6.3 Stained Surfaces/Stressed Vegetation

Minor amounts of petroleum staining were observed throughout the interior of the structure. There was a small amount of staining surrounding the degreaser in the hazardous materials room. No discolored soils or stressed vegetation were observed.

6.4 Stormwater Run-off/Standing Water

Stormwater run-off from the Property appeared to flow into storm sewer catch basins located in the parking lot and adjacent streets. No sheens were noted in the sewers. No unusual odors were emanating from the sewers.

6.5 Waste Disposal Practices

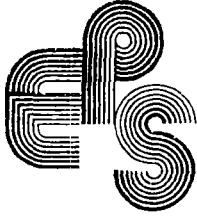
The solid waste generated is collected for off-site disposal by Waste Management. According to Mr. McDaniel, the chemical wastes are collected and disposed of by Heritage Environmental on an "as needed basis" and the scrap metal is recycled by Dublin Metals. No additional waste streams were reported or identified being generated from the Property.

6.6 Polychlorinated Biphenyls (PCBs)

Fluorescent light fixtures were observed in the structure. No signs of leakage were observed on the light fixtures. Based on the construction date of the structure, it is possible the ballasts within the fluorescent light fixtures contain PCBs.

According to Mr. McDaniel, air compressors are located above the production area of the structure. Based on the estimated age of the compressors, the fluids contained within the compressors may contain PCBs.

Nine (9) pole-mounted transformers were located near the east Property boundary. The equipment was not observed to be leaking or to be labeled with a black and yellow PCBs warning sticker. A warning sticker is required by federal regulations for equipment containing between 50 and 500 ppm PCBs or greater. ComEd, as the owner of the transformers, is responsible for keeping the equipment in compliance with federal, state and local regulations, and the cleanup of contamination resulting from leaking equipment, as necessary.



No additional equipment that may contain PCBs was identified on the Property.

6.7 Air Quality/Emissions

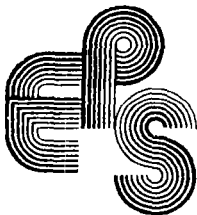
A solvent odor was noted in the hazardous materials room, emanating from the vapor-degreasing machine.

In addition to the structure's heating sources, Tricon has discharges from plating, vapor degreasing and molding operations. According to Mr. McDaniel, Tricon has air permits (ID#043030ADR) for the previously mentioned operations.

6.8 Readily Visible Suspect Asbestos-Containing Material (ACM)

ACM has been used extensively in the construction of buildings. According to the USEPA, ACM is commonly found in three forms: (1) sprayed or troweled-on ceilings and walls (surfacing materials), including structural fireproofing; (2) in insulation on pipes, ducts, boilers, tanks or mechanical equipment [thermal system insulation (TSI)]; and (3) in "miscellaneous materials," such as, floor tiles, roofing felts and shingles, or wall boards. ACM is of greatest potential concern when it is friable, particularly if it is damaged or deteriorated. Friable, by definition, refers to a material that, when dry, can be crumbled, pulverized or reduced to powder by hand pressure. Friable ACM is more likely than non-friable ACM to release fibers when disturbed or damaged. Airborne asbestos fibers can pose a potential respiratory health risk to building occupants who are exposed.

An all-inclusive survey for the presence of suspect ACM were beyond the scope of services for this Phase I Assessment. As the addition is under construction, the building materials are not suspect of containing asbestos. The following chart summarizes readily visible ACM identified in/on the original buildings of the structure to include, but is not limited to:



| HOMOGENEOUS MATERIAL | LOCATION | CONDITION | FRIABLE | NON-FRIABLE |
|--|--|--------------|---------|-------------|
| 12"x12" floor tile and associated mastic | Various areas throughout the building | Good | | X |
| Plaster | Walls and ceilings of office areas | Good | | X |
| 2'x4' drop ceiling panels | Lunchroom | Good | X | |
| 2'x2' glued-on ceiling tile | Various areas throughout the building | Good | X | |
| Thermal system Insulation (TSI) | Ducts in original building | Good | X | |
| Elbow, valve and tee joint - TSI | Water/steam piping in several areas of structure | Poor | X | |
| Roofing materials | Roof | Not observed | | X |

6.9 Potential Lead-based Paint

Painted surfaces were observed on the structure and appeared to be in overall good condition. Based on the construction date of the original building, the paint may contain lead above regulatory limits.

6.10 Miscellaneous Equipment

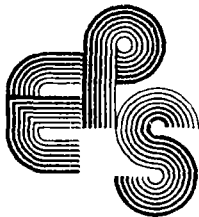
Fluorescent light fixtures and thermostats were observed throughout the building. The fluorescent light bulbs and thermostats may contain mercury.

Air conditioning units are located on the rooftop of the Property structure. The air-conditioning units contain chlorofluorocarbon (CFC) refrigerant. CFC refrigerant is a federally regulated substance that is known to contribute to ozone depletion within the atmosphere.

A vapor degreaser is located in the hazardous materials room. This equipment utilizes PCE as a solvent.

6.11 Observations of Surrounding Sites

Visually recognizable environmental concerns were not identified on the adjacent sites, as observed from the Property and public right-of-ways.



7.0 WARRANTY AND LIMITATIONS OF LIABILITY

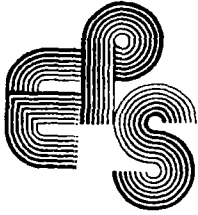
The Phase I Assessment and this Report are of limited scope, and do not provide sufficient information to eliminate the total risk of the presence of contamination or other liabilities. Significantly higher levels of exploratory efforts than those performed in this Phase I Assessment are required to accumulate sufficient information to determine all environmental liabilities associated with the Property. Subsurface investigations and testing were beyond the scope of this Phase I Assessment.

EPS Environmental warrants that the Phase I Assessment has been conducted in accordance with generally accepted investigatory methods utilized by professional environmental consultants and includes the recommended practices for the "Phase I Environmental Site Assessment Process" contained in the ASTM Standard E 1527-00. EPS Environmental further warrants that the findings and conclusions in this Report are based exclusively on the Phase I Assessment. The investigatory methods that EPS Environmental utilized in the Phase I Assessment have been developed to provide the Client with information regarding apparent indications of existing or potential *environmental conditions relating to the Property* and are limited to the conditions that were observed at the time of the investigation of the Property. The findings and conclusions contained in this Report are also limited to the information available on the Property at the time that the Phase I Assessment was conducted. *There is a distinct possibility that conditions may exist at the Property, which were not apparent during the preparation of the Phase I Assessment.* In conducting the Phase I Assessment and preparing the Report, EPS Environmental relied on the information obtained from Property owner/operators or other persons, and government agencies having knowledge of operations and practices of the Property. EPS Environmental has assumed that this information is accurate and complete, except when independent investigation has indicated otherwise.

The Phase I Assessment did not attempt to determine whether the facilities operating on the Property are in compliance with existing environmental regulations. This Report discusses and summarizes areas of potential environmental concern for the Property itself. This Report provides no other warranties, expressed or implied.

7.1 Confidentiality

EPS Environmental will hold the Report and all field observations and related documents in strict confidence and will not disclose these items except to the Client or except as ordered by any state or federal agency or court of law. In the event that EPS Environmental is ordered by a state or federal agency or court of law to disclose the contents of the Report or field observations, the Client shall hold EPS Environmental harmless from liability for any damages that the Client may suffer due to EPS Environmental's disclosure. In addition, the Client shall indemnify EPS Environmental from



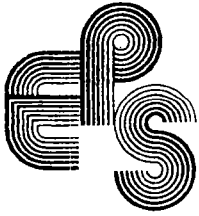
any and all damages EPS Environmental may suffer due to any action, which results in an order that EPS Environmental make a disclosure.

7.2 Reliance On Phase I Assessment And Report

The Phase I Assessment has been conducted and this Report has been prepared, exclusively for the Client and it is intended that only the Client will rely on the Phase I Assessment and Report. The Phase I Assessment and Report will be solely for the benefit of the Client and may not be relied upon by other parties.

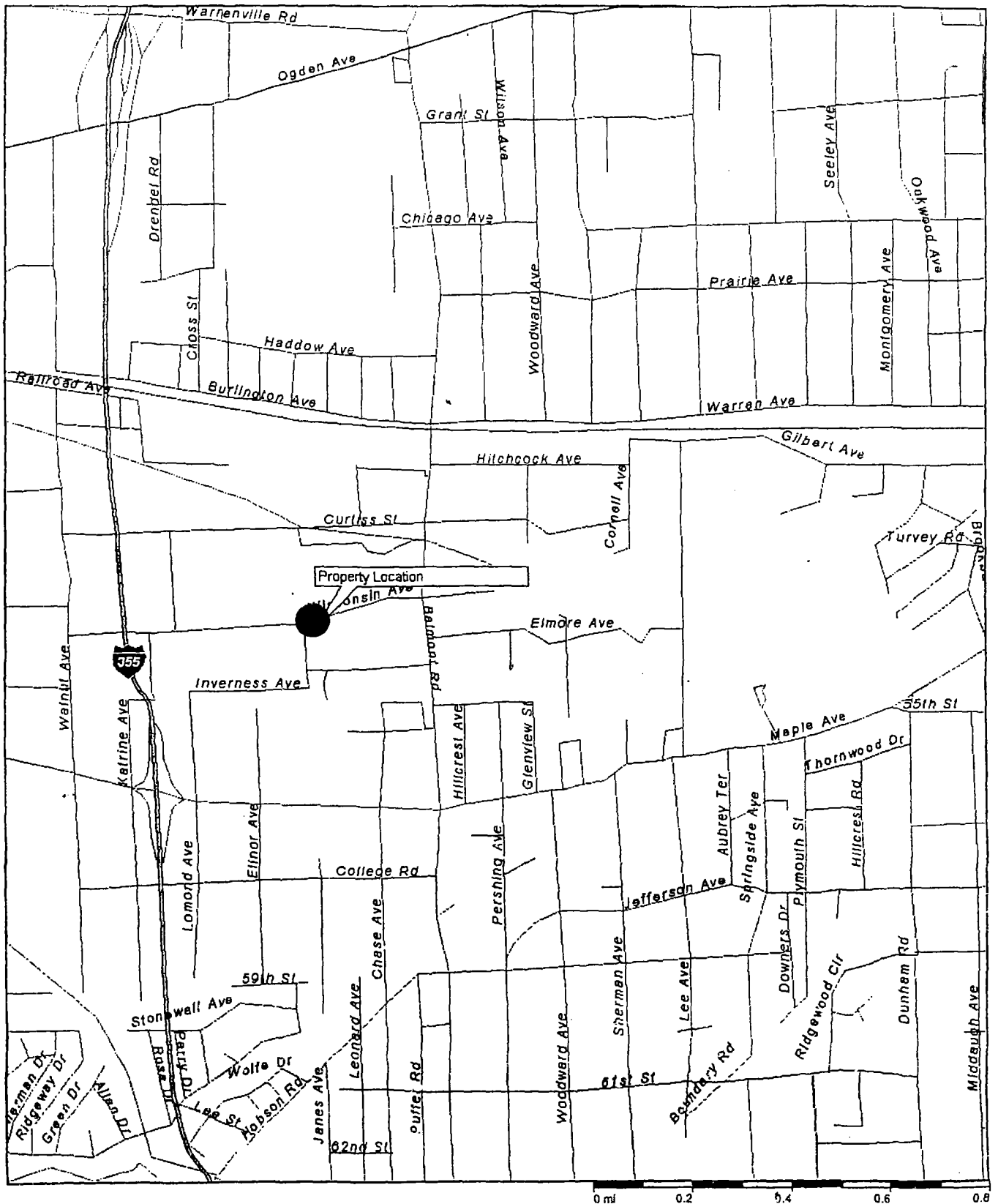
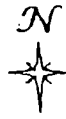
7.3 Sources of Information Relied Upon For Phase I Assessment and Report

All information that EPS Environmental has relied on in conducting the Phase I Assessment and preparing the Report, not specifically identified as generated by EPS Environmental or any federal, state or local agency, has been supplied by or derived from data provided by the Client and Property representative.



FIGURES

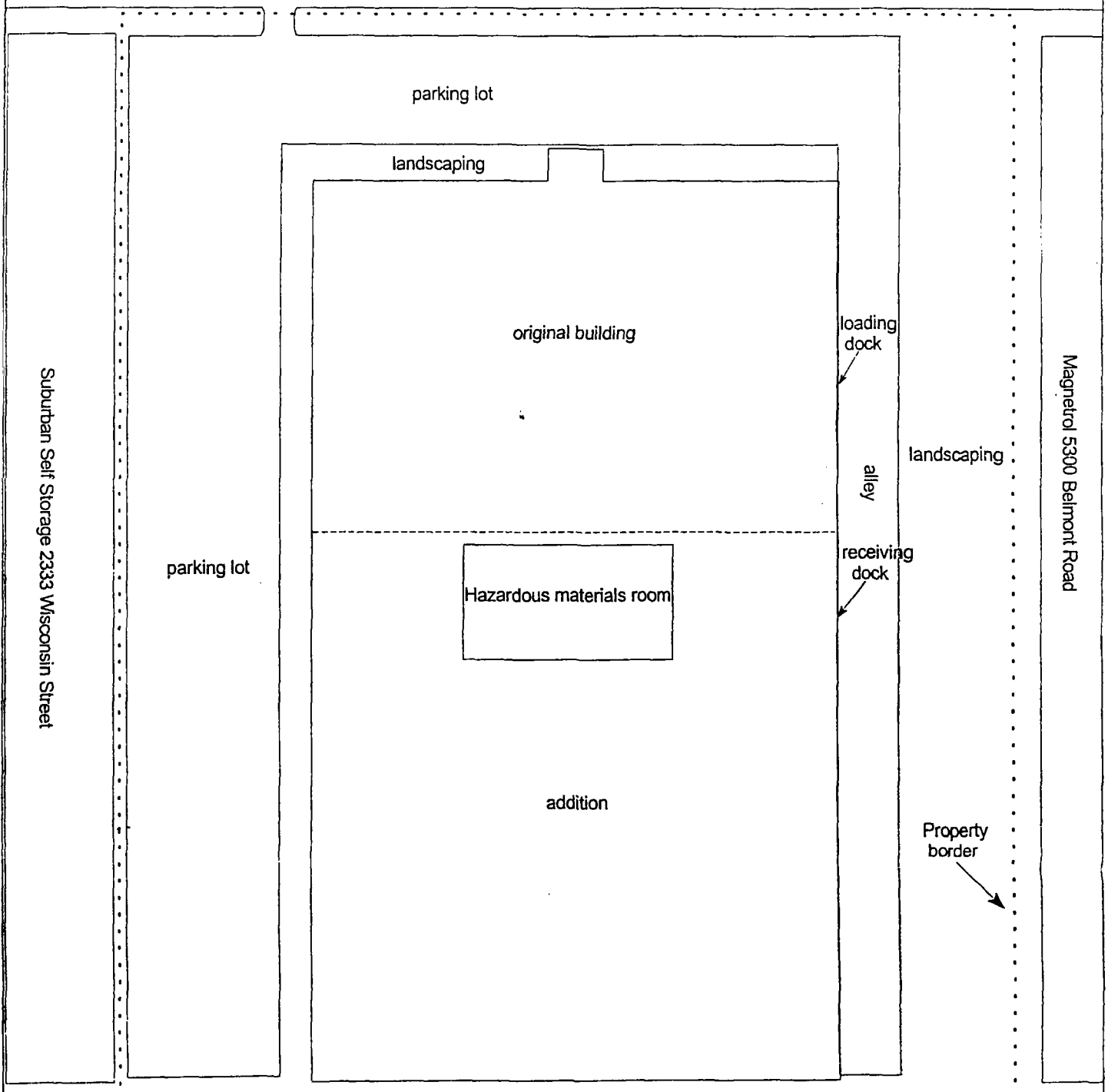
FIGURE 1 – PROPERTY LOCATION MAP



StreetsPlus

2325 Wisconsin Street, Downers Grove, Illinois
 EPS Environmental Services, Inc., Project #: 3899-1001

Wisconsin Street



Single-family dwellings

PROPERTY SKETCH 2325 Wisconsin Street Downers Grove, Illinois



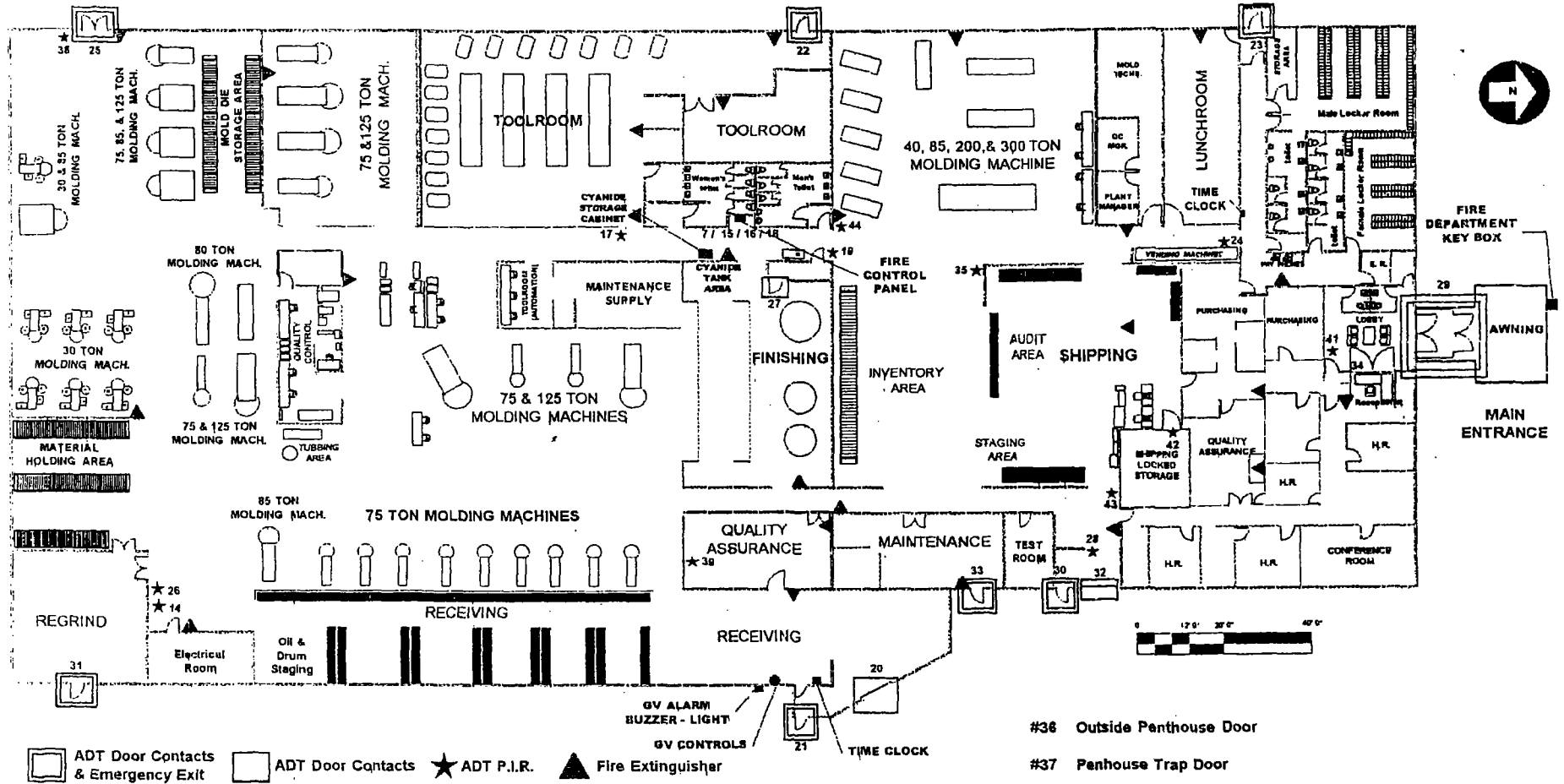
EPS Environmental Services, Inc..
7237 West Devon Avenue, Chicago, Illinois 60631

Date: 11/01/01

Project # 3899-1001

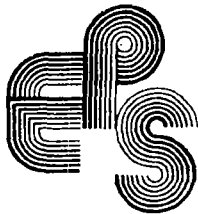
TRICON INDUSTRIES, INC.
2325 WISCONSIN AVE.
DOWNERS GROVE, IL 60515

LOT SIZE: 12966 m²
BUILDING SIZE: 4209 m²
MANUFACTURING SIZE: 2095 m²



#36 Outside Penthouse Door

#37 Penthouse Trap Door



APPENDIX A
PHOTOGRAPHIC DOCUMENTATION

Right: North Property View



Below: West Property View



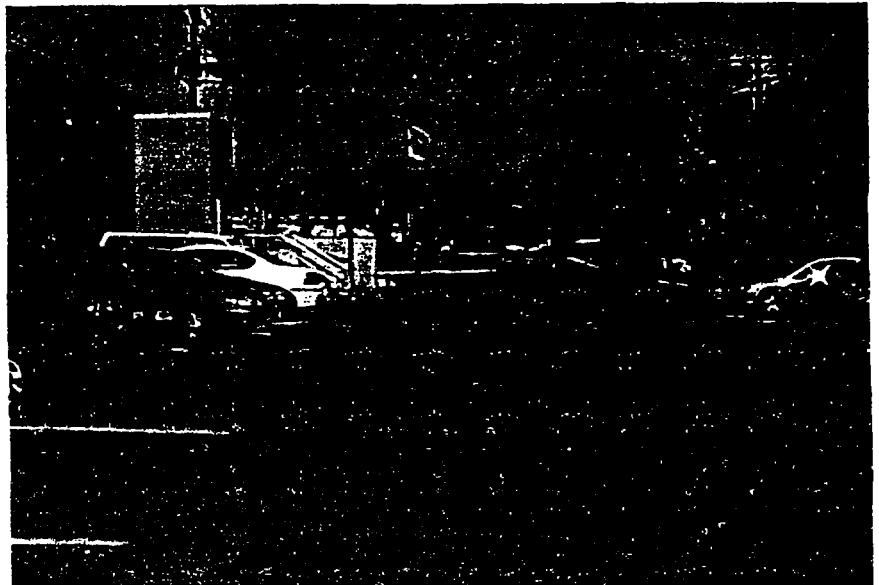
EPS Environmental Services, Inc.
Project #: 3899-1001

2325 Wisconsin Street

Downers Grove, Illinois

Page 1 of 3

Right: East Property View



**Right: Hazardous Materials
Room. 100-gallon dip tanks**



**Below: Vapor Degreaser (located
in the Hazardous Materials
Room). It should be noted that
this equipment contains PCE.**



**EPS Environmental Services, Inc.
Project #: 3899-1001**

2325 Wisconsin Street

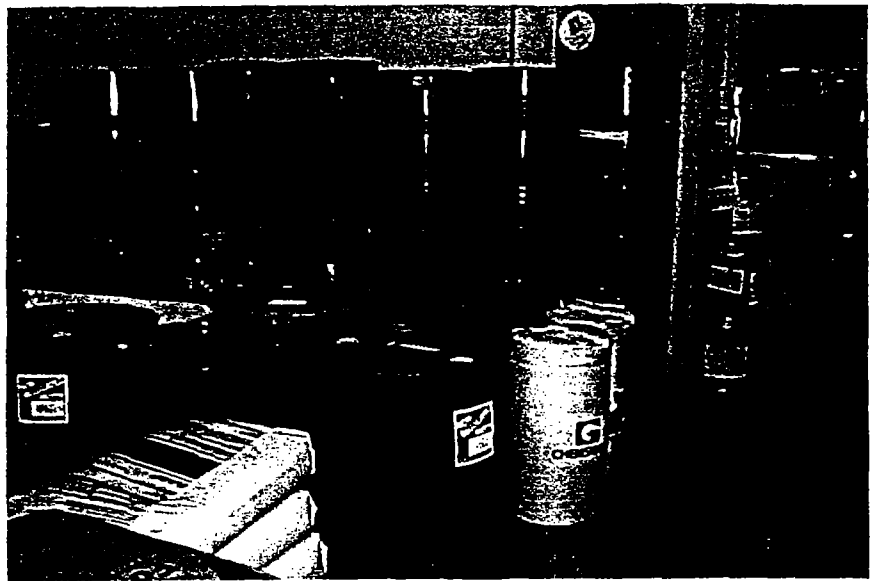
Downers Grove, Illinois

Page 2 of 3

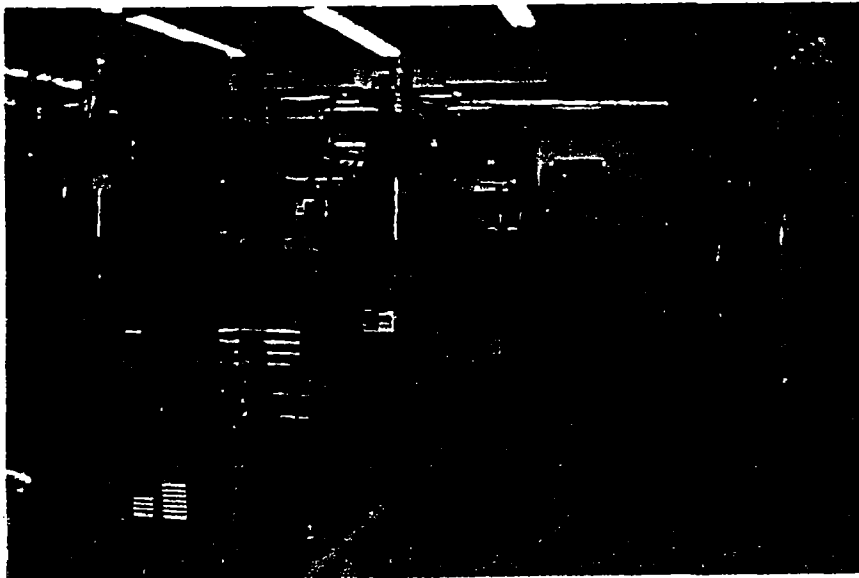
**Right: Staining below vapor
degreaser**



**Right: 55 gallon drums stored in
receiving area**



**Below: Interior View of
Production Area**



EPS Environmental Services, Inc.

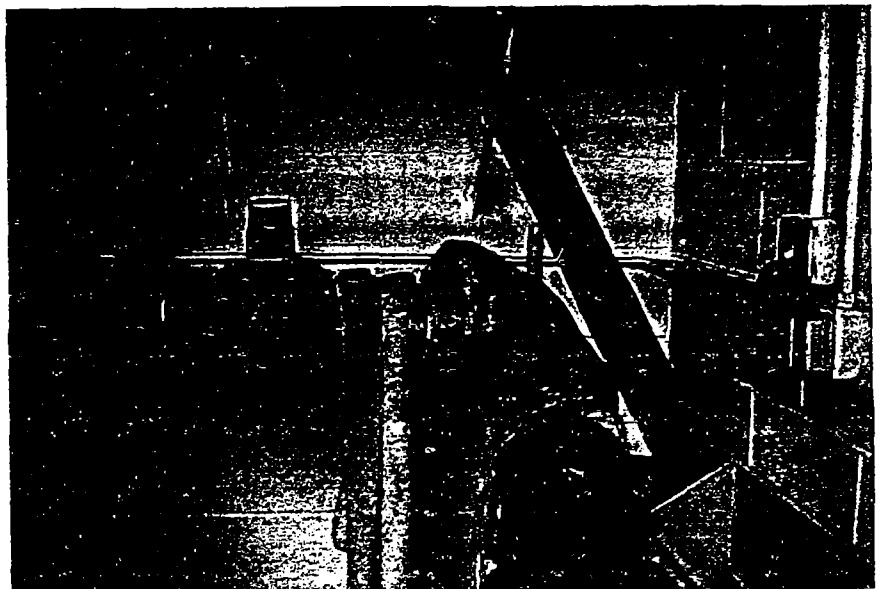
Project #: 3899-1001

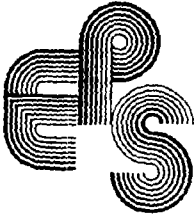
2325 Wisconsin Street

Downers Grove, Illinois

Page 3 of 3

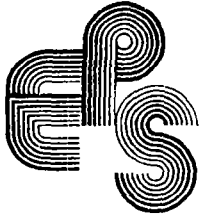
**Right: Thermal System Insulation
(TSI). It should be noted that this
is possible Asbestos Containing
Material (ACM)**





APPENDIX B

ENVIRONMENTAL DATABASE INFORMATION



ENVIRONMENTAL DATABASE DESCRIPTIONS

| | |
|-----------|---|
| NPL - | National Priority List for sites targeted for long-term remediation action under Superfund. |
| CERCLIS - | Comprehensive Environmental Response, Compensation, and Liability Information System for priority cleanup sites or those sites under investigation for possible hazardous waste disposal. |
| RCRIS - | Resource Conservation and Recovery Act Information System for facilities that generate, store, transport, treat or disposal of hazardous waste. |
| ERNS - | Emergency Response Notification System List of reported hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center. |
| NIPC - | Northeastern Illinois Planning Commission database for active and inactive solid waste disposal sites. |
| LBDS - | Land-Based Disposal Sites, a list of active solid waste disposal sites in Illinois. |
| LUST - | Leaking Underground Storage Tank Incident Report. |
| SRP - | IEPA Site Remediation Program |
| USTs - | List of Registered Underground Storage Tanks (USTs). |

HANDLER NAME: TRICON INDUSTRIES INC HANDLER ID: ILD005084124
STREET: 2325 WISCONSIN EPA FACILITY ID: ILD005084124
CITY: DOWNERS GROVE CORPORATE LINK: No
STATE: IL COUNTY: DU PAGE
ZIP CODE: 60515 MAPPING INFO: MAP
EPA REGION: 5

CONTACT INFORMATION

| <u>NAME</u> | <u>STREET</u> | <u>CITY</u> | <u>STATE</u> | <u>ZIP CODE</u> | <u>PHONE</u> | <u>TYPE OF INFORMATION</u> |
|----------------|-------------------|------------------|--------------|-----------------|--------------------|----------------------------|
| FRANK ESSIG | 2325 WISCONSIN | DOWNERS GROVE | IL | 60515 | (312) 964- 2330 | Part A Permit |
| FRANK ESSIG | 2325 WISCONSIN | DOWNERS GROVE | IL | 60515 | (312) 964- 2330 | Notification |

HANDLER / FACILITY CLASSIFICATION

| <u>HANDLER TYPE</u> | <u>LAND DISPOSAL</u> | <u>INCINERATOR</u> | <u>BOILER AND OR INDUSTRIAL FURNACE</u> | <u>STORAGE</u> | <u>TREATMENT</u> |
|-------------------------|--------------------------|--------------------|---|----------------|------------------|
| Small Generator | | | | | |

| | | | | | |
|---------|----------------|--|---|----------------|-----------------------------|
| Du Page | 2003084 Closed | Liberty Copper & Wire Co Magnetek Inc | 1 | 4000 Hazardous | 24 Removed |
| Du Page | 2003084 | 2333 Wisconsin Ave 427 E Stewart St | 2 | 5000 Hazardous | 24 Removed |
| Du Page | 2003084 | Downers Grove, IL 60515 Milwaukee, WI 5320 | 3 | 4000 Hazardous | 24 Removed |
| Du Page | 2003084 | ----- | 4 | 4000 Hazardous | 24 Removed |
| Du Page | 2003084 | Marron, Patrick E. | 5 | 4000 | 35 Exempt from registration |
| Du Page | 2003084 | (312) 969-7660 | | | |
| Du Page | 2003084 | | | | |
| Du Page | 2003084 | | | | |

RUN DATE: 05/15/2001 15:39:14
WASTELAN DATABASE DATE: 05/15/2001
WASTELAN DATABASE TIME: 15:48:36
VERSION: 8.01

** PRODUCTION VERSION
U.S. EPA SUPERFUND PROGRAM
WASTELAN
Site/Response Action Listing (Transition)

| | | SITE NAME STREET CITY COUNTY CODE AND NAME (ASSOCIATED SITE NAME) (ASSOCIATED EPA ID) | STATE CONG | ZIP DIST. | OP UNIT | ACTION CODE, NAME | SEQ | ACTUAL START DATE | ACTUAL COMPLETE DATE | ACTION LEAD |
|-----------|--------------|--|---------------|--------------|------------|----------------------|-----|-------------------------|----------------------------|----------------|
| State: IL | | | | | | | | | | |
| 0500433 | ILD068492206 | SUBCON MFG CORP 210 DOWDLE ST ALGONQUIN 111 MCHENRY | IL | 60102 | | | | | | |
| | | | | | 00 | DS DISCVRY | 001 | | 04/01/1981 | EPA Fund |
| | | | | | 00 | PA PA | 001 | | 06/28/1985 | EPA Fund |
| 0506148 | ILD068468438 | SUBURBAN COMPUTER SERVICES, INC. 150 WEST WILSON PALATINE 031 COOK | IL | 60067 | | | | | | |
| | | | | | 00 | DS DISCVRY | 001 | | 04/25/1989 | State (Fund) |
| | | | | | 00 | PA PA | 001 | | 06/09/1989 | State (Fund) |
| 0500335 | ILD047033188 | SUBURBAN SELF STORAGE FACILITY 2333 WISCONSIN AVENUE DOWNERS GROVE 043 DUPAGE | IL | 60515 | | | | | | |
| | | | | | 00 | DS DISCVRY | 001 | | 08/01/1980 | EPA Fund |
| | | | | | 00 | PA PA | 001 | | 12/01/1983 | State (Fund) |
| | | | | | 00 | PA PA | 002 | | 03/02/1993 | EPA Fund |
| | | | | | 00 | SI SI | 001 | | 12/01/1984 | EPA Fund |
| | | | | | 00 | HR HAZRANK | 001 | | 09/29/1985 | EPA Fund |
| 0506163 | ILD053191029 | SUN CHEMICAL CORPORATION 6600 SOUTH MELVINA AVENUE CHICAGO 031 COOK | IL | 60638 | | | | | | |
| | | | | | 00 | DS DISCVRY | 001 | | 06/23/1989 | State (Fund) |
| | | | | | 00 | PA PA | 001 | | 03/16/1990 | State (Fund) |

1

PAGE: 68
DATE: 04/20/00

-- PART A --

| ID NUMBER | HANDLER NAME | CA 050 | CA 060 | CA 070 | CA 075 | CA 100 | CA 140 | CA 150 | CA 200 | CA 210 | CA 225 | CA 250 | CA 300 | CA 340 | CA 350 | CA 400 | CA 450 | CA 500 | CA 550 | CA 600 | CA 650 | CA 725 | CA 750 | CA 999 |
|---------------|-------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| ILD070686282 | KEMMER PRAZISION | | | | LO | | | | | | | | | | | | | | | | | | | |
| ILD020367561 | KERR MCGEE CHEMICAL COR | YES | | YES | HI | YES | | YES | | | YE | | | | | | | | | | YES | YES | YE | YE |
| ILD0000714881 | KEYSTONE GROUP BARTONVI | YES | | YES | HI | | | | | | | | | | | | | | | | | | | |
| ILD047028881 | KINCAID GENERATION LLC | YES | | | LO | | | | | | | | | | | | | | | | | | | YES |
| ILD005465919 | KNOEDLER MANUFACTURERS | YES | | YES | ME | | | | | | | | | | | | | | | | | | | |
| ILD0005162177 | KOMATSU DREESER CO | | | | LO | | | | | | | | | | | | | | | | | | | |
| ILD0005164611 | KOPPERS INDUSTRIES INC | YES | | YES | LO | | | | | | | | | | | | | | | | | | | |
| ILD094760253 | KW BATTERY CO | YES | | | LO | | | | | | | | | | | | | | | | | | | |
| ILD0001426618 | KYANIZE PAINTS INC | | | | LO | | | | | | | | | | | | | | | | | | | |
| ILD006280606 | LACLEDE STEEL CO ALTON | YES | | YES | HI | YES | | YES | | | YE | | | | | | | | | YES | | | | |
| ILD980502744 | LAIDLAW ENVIRONMENTAL S | YES | | YES | ME | YES | | YES | | | YE | | | | | | | | | YES | | YE | YE | |
| ILD010597276 | LAKE RIVER CORP TERMINA | | | | ME | | | | | | | | | | | | | | | | | | | |
| ILD097271563 | LAVIN R AND SONS INC | | | | ME | | | | | | | | | | | | | | | | | | | |
| ILD047033188 | LIBERTY COPPER & WIRE C | | | | LO | | | | | | | | | | | | | | | | | | | |
| ILD075615674 | LIFETIME DOORS INC | | | | LO | | | | | | | | | | | | | | | | | | | |
| ILD005265749 | LILLY INDUSTRIES INC | | | | LO | | | | | | IN | | | | | | | | | | | | | |
| ILD005071808 | LINDBERG HEAT TREATING | YES | | YES | LO | | | | | | | | | | | | | | | | | | | |
| ILD005442371 | LINE TOOL & STAMPING CO | YES | | YES | LO | | | | | | | | | | | | | | | | | | | |
| ILD074410390 | LIQUID DYNAMICS INC | YES | | | HI | | | | | | | | | | | | | | | | | | | |
| ILD006931075 | LISSNER CORP | | | | LO | | | | | | | | | | | | | | | | | | | |
| ILD025475914 | LOGAN BOB TRACTOR CO | | | | ME | | | | | | | | | | | | | | | | | | | |
| ILD980613475 | LONE STAR INDUSTRIES OG | YES | | | ME | | | | | | | | | | | | | | | | | | | |
| ILD001643659 | LONZA INC | | | | ME | | | | | | IN | | | | | | | | | | | | | |
| ILD056623598 | LTV STEEL CO CHICAGO W0 | YES | | YES | ME | | | | | | | | | | | | | | | | | | | |
| ILD053202693 | LUCENT TECHNOLOGIES INC | | | | LO | | | | | | | | | | | | | | | | | | | |
| ILD068608314 | LUCENT TECHNOLOGY INDIA | YES | | YES | LO | YES | | YES | YES | | NR | | | | | | | | | | | YE | YE | YES |
| ILD068506419 | LUNT MFG CO INC | | | | LO | | | | | | | | | | | | | | | | | | | |
| ILD067478594 | MAGIE BROTHERS OIL CO | | | | LO | | | | | | | | | | | | | | | | | | | |
| ILD082050576 | MANNER PLATING INC | YES | | YES | LO | | | | | | | | | | | | | | | | | | | |
| ILD005476882 | MARATHON ASHLAND PETROL | YES | | YES | ME | YES | | YES | YES | | | | | | | | | | | | | YE | YE | |
| ILD094749464 | MARTIN VARNISH CO | | | | LO | | | | | | IN | | | | | | | | | | | | | |
| ILD057736035 | MASON-DIXON TANK LINES | | | | LO | | | | | | YE | | | | | | | | | | | | | |
| ILD025821513 | MASONITE CORP | YES | | | LO | | | | | | | | | | | | | | | | | | | |
| ILD0005115753 | MATHESON GAS PRODUCTS I | | | | HI | | | | | | | | | | | | | | | | | | | |
| ILD067417337 | MAYTAG GALESBURG REFRIG | | | | ME | | | | | | | | | | | | | | | | | | | |
| ILD093746014 | MAYTAG HERRIN LAUNDRY P | | | | HI | | | | | | IN | | | | | | | | | | | | | |
| ILD005973805 | MAZE NAILS DIV OF WH MA | | | | LO | | | | | | | | | | | | | | | | | | | |
| ILD098983208 | MCCOOK LEAD SUPPLY INC | YES | | YES | ME | | | | | | | | | | | | | | | | | | | |
| ILD070687165 | MCKESSON CHEMICAL CO | YES | | YES | ME | | | | | | | | | | | | | | | | | | | |

ILD005162177 KOMATSU DREESER CO
 ILD005164611 KOPPERS INDUSTRIES INC
 ILD094760253 KW BATTERY CO
 ILD001426618 KYANIZE PAINTS INC
 ILD006260606 LACLEDE STEEL CO ALTON WORKS
 ILD980502744 LAIDLAW ENVIRONMENTAL SVC OF IL INC
 ILD010597276 LAKE RIVER CORP TERMINALS DIV
 ILD097271563 LAVIN R AND SONS INC
 ILD047033188 LIBERTY COPPER & WIRE CO
 ILD075615674 LIFETIME DOORS INC
 ILD005265749 LILLY INDUSTRIES INC
 ILD005071808 LINDBERG HEAT TREATING CO
 ILD005442371 LINE TOOL & STAMPING CO
 ILD074410390 LIQUID DYNAMICS INC
 ILD006931075 LISSNER CORP
 ILD025475914 LOGAN BOB TRACTOR CO
 ILD980613475 LONE STAR INDUSTRIES OGLESBY

SUNNYSIDE AVE & 7TH ST - 10071 W
 3900 S LARAMIE AVE
 3555 HOWARD ST
 1616 N 14TH ST
 5 CUT ST
 6125 N PECATONICA ROAD
 5005 S HARLEM AVE
 2028 S SHERIDAN RD
 2333 WISCONSIN AVE
 OLD HWY 24
 5400 23RD AVE
 1975 N RUBY ST
 539 W ALGONQUIN RD
 655 E 114TH ST
 1000 N OGDEN AVE
 18LK N OF STATE ST & MIDDLE ST
 PORTLAND AVE

LIDENTIVILLE
 CHICAGO
 SKOKIE
 SPRINGFIELD
 ALTON
 PECATONICA
 FOREST VIEW
 NORTH CHICAGO
 DOWNERS GROVE
 WATSEKA
 MOLINE
 MELROSE PARK
 ARLINGTON HEIGHTS
 CHICAGO
 CHICAGO
 FRANKLIN GROVE
 OGLESBY

IL 60650
 IL 60076
 IL 62702
 IL 62002
 IL 61063
 IL 60402
 IL 60064
 IL 60515
 IL 60470
 IL 61265
 IL 60160
 IL 60005
 IL 60626
 IL 60622
 IL 60131
 IL 61346

REPORT ID:
 CAREGST

U.S. ENVIRONMENTAL PROTECTION AGENCY
 RCRI NATIONAL OVERSIGHT DATABASE

PAGE: 67
 DATE: 04/20/00

HANDLERS WITH CORRECTIVE ACTION ACTIVITY

-- PART B --

| ID NUMBER | HANDLER NAME | STREET | CITY | ST | ZIP CODE |
|--------------|---|--------------------------------|------------------|----|------------|
| ILD001643659 | LONZA INC | RTE 24 | MAPLETON | IL | 61547 |
| ILD056623598 | LTV STEEL CO CHICAGO WORKS | 11600 S BURLEY AVE | CHICAGO | IL | 60617 |
| ILD053202693 | LUCENT TECHNOLOGIES INC | 4513 WESTERN AVE | LISLE | IL | 60532 |
| ILD068608314 | LUCENT TECHNOLOGY INDIAN HILL | 2000 N NAPERVILLE RD | NAPERVILLE | IL | 60566-7033 |
| ILD068506419 | LUNT MFG CO INC | 601 LUNT AVE | SCHAUMBURG | IL | 60193 |
| ILD067478594 | MAGIE BROTHERS OIL CO | 9101 W FULLERTON AVE | FRANKLIN PARK | IL | 60131 |
| ILD082050576 | MANNER PLATING INC | 926 E RIVER LN | ROCKFORD | IL | 61111 |
| ILD005476882 | MARATHON ASHLAND PETROLEUM LLC | MARATHON AVE | ROBINSON | IL | 62454 |
| ILD094294964 | MARTIN VARNISH CO | 900 W 49TH PL | CHICAGO | IL | 60609 |
| ILD057736035 | MASON-DIXON TANK LINES INC THE | HWY 40 | MARSHALL | IL | 62441 |
| ILD025821513 | MASONITE CORP | 1955 POWIS RD | WEST CHICAGO | IL | 60185 |
| ILD005115753 | MATHESON GAS PRODUCTS INC | RICHARDS ST & MANHATTAN RD | JOLIET | IL | 60134 |
| ILD067417337 | MAYTAG GALESBURG REFRIGERATION | MONMOUTH BLVD | GALESBURG | IL | 61401 |
| ILD093746014 | MAYTAG HERRIN LAUNDRY PRODUCTS | 410 E LYERLA DR | HERRIN | IL | 62948 |
| ILD005973605 | MAZE NAILS DIV OF WH MAZE CO | 100 CHURCH ST | PERU | IL | 61354 |
| ILD098983208 | MCCOOK LEAD SUPPLY INC | 7753 W 47TH ST | MC COOK | IL | 60525 |
| ILD070687165 | MCKESSON CHEMICAL CO | 3100 S CALIFORNIA AVE | CHICAGO | IL | 60608 |
| ILD074583402 | MCKESSON CHEMICAL CO | 2639 SEWELL ST | ROCKFORD | IL | 61109 |
| ILD005083316 | MCWHORTER EAST | LAKE MARIOM RD AND COTTAGE AVE | CARPENTERSVILLE | IL | 60110 |
| ILD980578876 | MCWHORTER TECHNOLOGIES INC | 374 E JOE ORR ROAD | CHICAGO HEIGHTS | IL | 60411 |
| ILD095299020 | MCWHORTER WEST | COTTAGE AVE | CARPENTERSVILLE | IL | 60110 |
| ILD045702586 | MEAD CONTAINERBOARD | 7601 S 78TH AVE | BRIDGEVIEW | IL | 60455 |
| ILD054348172 | MECH-TRONICS CORPORATION | 157 N 25TH AVE | MELROSE PARK | IL | 60160 |
| ILD047906607 | MERCURY FINISHING CO | 2112 S PRAIRIE AVE | CHICAGO | IL | 60616 |
| ILD045700945 | METAL FINISHING RESEARCH CORP | 4025 S PRINCETON AVE | CHICAGO | IL | 60609 |
| ILD005084009 | METAL TREATING AND ENG INC | 7346 CENTRAL PARK | SKOKIE | IL | 60076 |
| ILD096731468 | METALICO GRANITE CITY INC | 1200 16TH ST | GRANITE CITY | IL | 62040 |
| ILD005092135 | METHODE ELECTRONICS INC | 7444 W WILSON | CHICAGO | IL | 60656 |
| ILD046579488 | METHODE ELECTRONICS INC INTRCNCT PROD | 1700 HICKS RD | ROLLING MEADOWS | IL | 60008 |
| ILD077117992 | METRO ST LOUIS DRUM SVC INC | 3105 MISSOURI AVE | EAST ST LOUIS | IL | 62205 |
| ILD001899772 | MICRO SWITCH PLT 4 | FAIRGROUND ROAD | FREEMONT | IL | 61032 |
| ILD049015134 | MIDLAND-ROSS CORP NAT CASTINGS-CICERO | 1400 S LARAMIE AVE | CICERO | IL | 60650 |
| ILD072317761 | MIDLAND-ROSS CORP NATIONAL CASTINGS DIV | 110 N 25TH AVE | MELROSE PARK | IL | 60160 |
| ILD059453373 | MIDWEST ELECTRIC MFG CORP | 1639 W WALNUT | CHICAGO | IL | 60612 |
| ILD005149505 | MIDWEST PRINTED CIRCUIT SVCS | 1741 N CIRCUIT DR | ROUND LAKE BEACH | IL | 60073 |
| ILT180013419 | MIDWESTERN DRUM SERVICE INC | 1200 BISSELL AVE | VENICE | IL | 62090 |
| ILD068474147 | MII INTERNATIONAL INC | 2800 SHERMER RD | NORTHBROOK | IL | 60062 |
| ILD054955547 | MIKA TIMBER CO | LANDFILL RD | SPARTA | IL | 62864 |
| ILD000815357 | MOBIL OIL CORP CICERO LUBE PLT | 3801 S CICERO AVE | CICERO | IL | 60650 |
| ILD064403199 | MOBIL OIL JOLIET REFINERY | I 55 AND ARSENAL RD | JOLIET | IL | 60434 |

HANDLER NAME: LIBERTY COPPER & WIRE CO HANDLER ID: ILD047033188
STREET: 2333 WISCONSIN AVE EPA FACILITY ID: ILD047033188
CITY: DOWNERS GROVE CORPORATE LINK: No
STATE: IL COUNTY: DU PAGE
ZIP CODE: 60515 MAPPING INFO: MAP
EPA REGION: 5

CONTACT INFORMATION

| <u>NAME</u> | <u>STREET</u> | <u>CITY</u> | <u>STATE</u> | <u>ZIP CODE</u> | <u>PHONE</u> | <u>TYPE OF INFORMATION</u> |
|----------------------|--------------------------|------------------|--------------|-----------------|-------------------|----------------------------|
| LIVINGSTON LESLIE | 2333 WISCONSIN AVE | DOWNERS GROVE | IL | 60515 | (312) 242-4420 | Part A Permit |
| LIVINGSTON LESLIE | 2333 WISCONSIN AVE | DOWNERS GROVE | IL | 60515 | (312) 242-4420 | Notification |

HANDLER / FACILITY CLASSIFICATION

| <u>HANDLER TYPE</u> | <u>LAND DISPOSAL</u> | <u>INCINERATOR</u> | <u>BOILER AND OR INDUSTRIAL FURNACE</u> | <u>STORAGE</u> | <u>TREATMENT</u> |
|---------------------|----------------------|--------------------|---|----------------|------------------|
| Permit Progress | | | | Y | |
| Subject to CA | | | | | |

HANDLER NAME: MAGNETROL INTERNATIONAL
INCHANDLER ID: ILD089824684STREET: 5300 BELMONT STEPA FACILITY ID: ILD089824684CITY: DOWNERS GROVECORPORATE
LINK: NoSTATE: ILCOUNTY: DU PAGEZIP CODE: 60515MAPPING INFO: MAPEPA REGION: 5CONTACT INFORMATION

| <u>NAME</u> | <u>STREET</u> | <u>CITY</u> | <u>STATE</u> | <u>ZIP CODE</u> | <u>PHONE</u> | <u>TYPE OF INFORMATION</u> |
|-------------------|---------------------------|------------------|--------------|---------------------|--------------------|--------------------------------|
| FIELDER JOSEPH | 5300 BELMONT STREET | DOWNERS GROVE | IL | 60515 | (312) 969- 4000 | Part A Permit |
| FIELDER JOSEPH | 5300 BELMONT STREET | DOWNERS GROVE | IL | 60515 | (312) 969- 4000 | Notification |

HANDLER / FACILITY CLASSIFICATION

| <u>HANDLER TYPE</u> | <u>LAND DISPOSAL</u> | <u>INCINERATOR</u> | <u>BOILER AND OR INDUSTRIAL FURNACE</u> | <u>STORAGE</u> | <u>TREATMENT</u> |
|-------------------------|--------------------------|--------------------|---|----------------|------------------|
| Large Generator | | | | | |

HANDLER MXL INDUSTRIES WOODLAND
NAME: MOLD DIV
STREET: 2300 WISCONSIN AVE
CITY: DOWNERS GROVE
STATE: IL
ZIP CODE: 60515
EPA REGION: 5

HANDLER ID: ILD005130000
EPA FACILITY ID: ILD005130000
CORPORATE
LINK: No
COUNTY: DU PAGE
MAPPING INFO: MAP

CONTACT INFORMATION

| <u>NAME</u> | <u>STREET</u> | <u>CITY</u> | <u>STATE</u> | <u>ZIP</u> <u>CODE</u> | <u>PHONE</u> | <u>TYPE OF</u> <u>INFORMATION</u> |
|---------------------|--------------------------|-------------------|--------------|---------------------------|-------------------|--------------------------------------|
| ANDERSON RICHARD | 2300 WISCONSIN AVE | DOWNERS' GROVE | IL | 60515 | (312) 969-6100 | Part A Permit |
| MURPHY STEVEN | 2300 WISCONSIN AVE | DOWNERS GROVE | IL | 60515 | (630) 960-2288 | Notification |

No Handler/Facility classification information is available for the facility listed above.



Illinois Environmental Protection Agency
Bureau of Land


The following LUST incidents matched your search criteria. To display additional information about a selected incident, click on the hyperlinked IEMA #.

| IEMA # | LPC # | Site Name | Address | City | ZIP Code |
|--|------------|--------------------------|-----------------------|---------------|----------|
| 891092 | 0430305093 | Tucek, Ronald | 4250 Lacey Rd. | Downers Grove | 60515 |
| 891116 | 0430305051 | D&M Corvette Specialists | 1804 Ogden Ave. | Downers Grove | 60515 |
| 891117 | 0430305051 | D&M Corvette Specialists | 1804 Ogden Ave. | Downers Grove | 60515 |
| 891320 | 0430305094 | Shell Oil Co. | Ogden Ave. & Fairview | Downers Grove | 60515 |
| 891369 | 0430305096 | Resthaven Nursing Home | 3450 Saratoga | Downers Grove | 60515 |
| 891490 | 0430305122 | Emro Marketing | 5004 Fairview | Downers Grove | 60515 |
| 900410 | 0430305098 | MCI Telecoms | 501 63rd St. | Downers Grove | 60516 |
| 900415 | 0430305095 | Aml Office Partners | 3333 Finley Rd. | Downers Grove | 60515 |
| 900886 | 0430305103 | Dalise Enterprises | 5245 Main St. | Downers Grove | 60516 |
| 900986 | 0430305102 | Amoco Oil Co. #9776 | 2231 Maple St. | Downers Grove | 60515 |
|     [3/11] | | | | | |



Illinois Environmental Protection Agency
Bureau of Land

The following LUST incidents matched your search criteria. To display additional information about a selected incident, click on the hyperlinked IEMA #.


| IEMA # | LPC # | Site Name | Address | City | ZIP Code |
|--|------------|--|----------------------|---------------|----------|
| 903402 | 0430305121 | Uno-ven | 1201 East Ogden Ave. | Downers Grove | 60515 |
| 903727 | 0430305114 | Illinois Bell Telephone | 4924 Forest | Downers Grove | 60515 |
| 910323 | 0430305135 | Thornton Oil Corp. | 1012 Ogden Ave. | Downers Grove | 60515 |
| 910867 | 0430305136 | Diocese of Joliet | 444 East Wilson | Downers Grove | 60515 |
| 911084 | 0430305142 | Okerson's Service Inc. | 356 Maple Ave. | Downers Grove | 60515 |
| 912105 | 0430305148 | Southland Corp. | 63rd & Main St. | Downers Grove | 60516 |
| 912371 | 0430305152 | Baker Motor Express Inc. | 5355 Walnut St. | Downers Grove | 60516 |
| 913065 | 0430305158 | Suburban Moving & Storage | 2400 Wisconsin Ave. | Downers Grove | 60515 |
| 913221 | 0430305098 | MCI Telecommunications | 501 West 63rd St. | Downers Grove | 60516 |
| 920115 | 0430305164 | Downers Grove Ice Arena Ltd. Partnership | 5501 Walnut Ave. | Downers Grove | 60515 |
|  [5/11] | | | | | |

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Illinois Environmental Protection Agency
Bureau of Land

The following LUST incidents matched your search criteria. To display additional information about a selected incident, click on the hyperlinked IEMA #.

| IEMA # | LPC # | Site Name | Address | City | ZIP Code |
|--|------------|-----------------------------|--------------------|---------------|----------|
| 921108 | 0430300008 | Rockwell International | 8245 South Lemont | Downers Grove | 60516 |
| 921361 | 0430305157 | Slampak Union 76 | 4947 Belmont | Downers Grove | 60515 |
| 921699 | 0430305172 | Hillcrest Elementary School | 1435 Jefferson St. | Downers Grove | 60516 |
| 922022 | 0430300021 | Delta Sonic Car Wash | 1415 Ogden Ave. | Downers Grove | 60515 |
| 922092 | 0430305173 | Goldsmith, Ruth | 1015 Curtiss St. | Downers Grove | 60515 |
| 922282 | 0430305175 | Sunlife of Canada | 1101 West 31st St. | Downers Grove | 60515 |
| 923187 | 0430305151 | Amoco Oil Co. #8779 | 6241 Main | Downers Grove | 60515 |
| 930155 | 0430305169 | Automotive Services | 844 Warren Ave. | Downers Grove | 60515 |
| 930214 | 0430305016 | Arrow Gear Co. | 2301 Curtiss St. | Downers Grove | 60515 |
| 930513 | 0430305187 | A-Len Automotive Inc. | 333 Ogden Ave. | Downers Grove | 60515 |
|  [6/11] | | | | | |

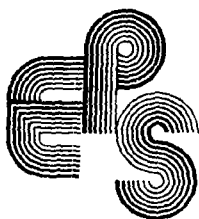
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**Illinois Environmental Protection Agency
Bureau of Land**

The following SRP sites matched your search criteria. To display additional information about a selected site, click on the hyperlinked LPC #.

| LPC # | Site Name | Street | City | ZIP Code |
|----------------------------|------------------------|------------------------|---------------|----------|
| 0430305267 | Fairview Maple Plaza | 5003 Fairview Plaza | Downers Grove | 60515- |
| 0430305023 | Moldtronics, Inc. | 703 Rogers Street | Downers Grove | 60515- |
| 0430305029 | Morey Corporation | 2659 Wisconsin Street | Downers Grove | 60515- |
| 0430300008 | Rockwell International | 8245 South Lemont Road | Downers Grove | 60516- |

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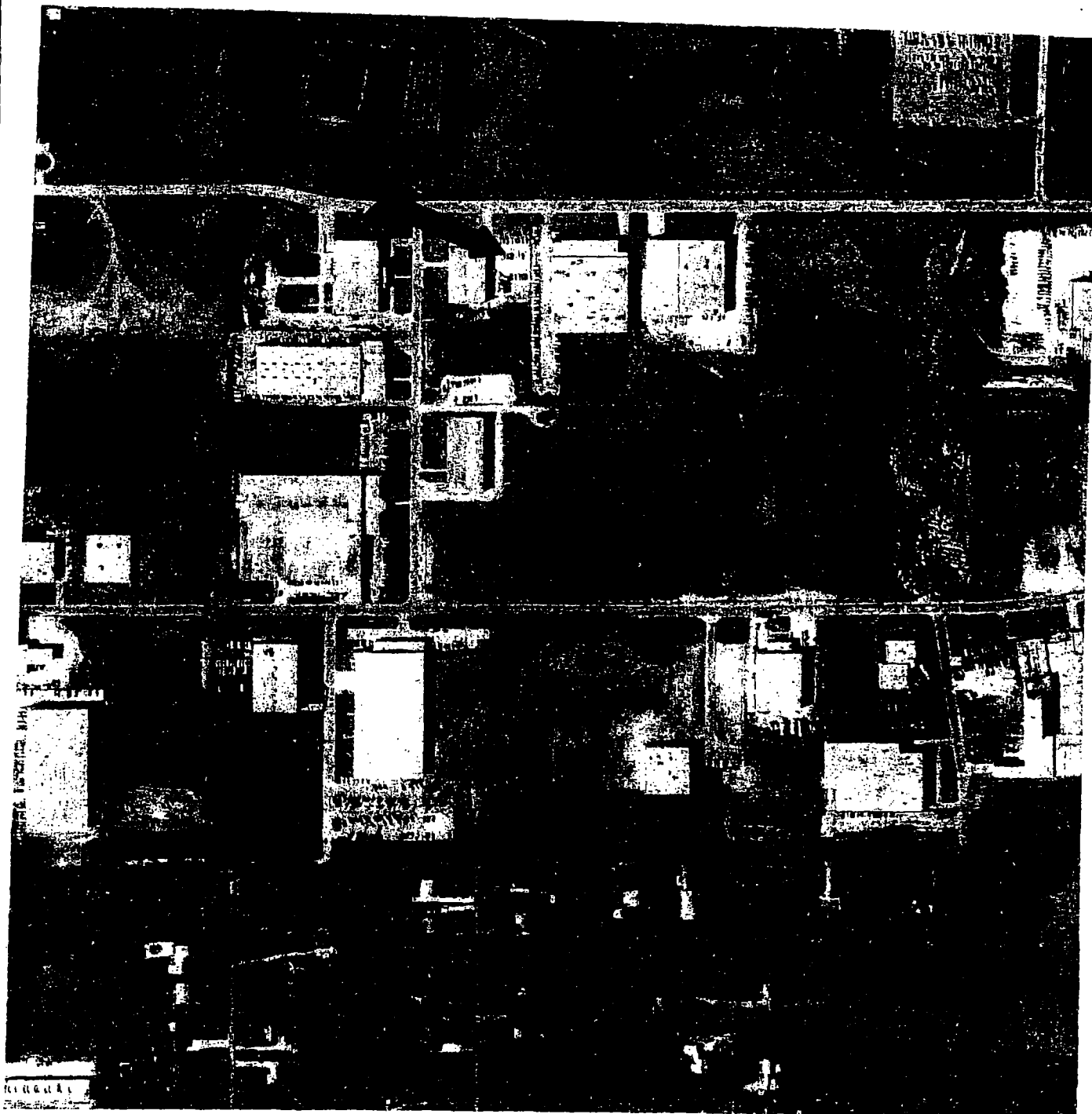
APPENDIX C
HISTORICAL INFORMATION



AERIAL PHOTOGRAPH

↑
North

| PROPERTY ADDRESS | EPS ENVIRONMENTAL SERVICES, INC. | YEAR |
|--|---|------|
| 2325 Wisconsin Street Downers Grove, Illinois | 7237 West Devon Avenue Chicago, Illinois 60631 | 1951 |



AERIAL PHOTOGRAPH



North

PROPERTY ADDRESS

2325 Wisconsin Street
Downers Grove, Illinois

EPS ENVIRONMENTAL SERVICES, INC.

7237 West Devon Avenue
Chicago, Illinois 60631

YEAR

1970



AERIAL PHOTOGRAPH


North

PROPERTY ADDRESS

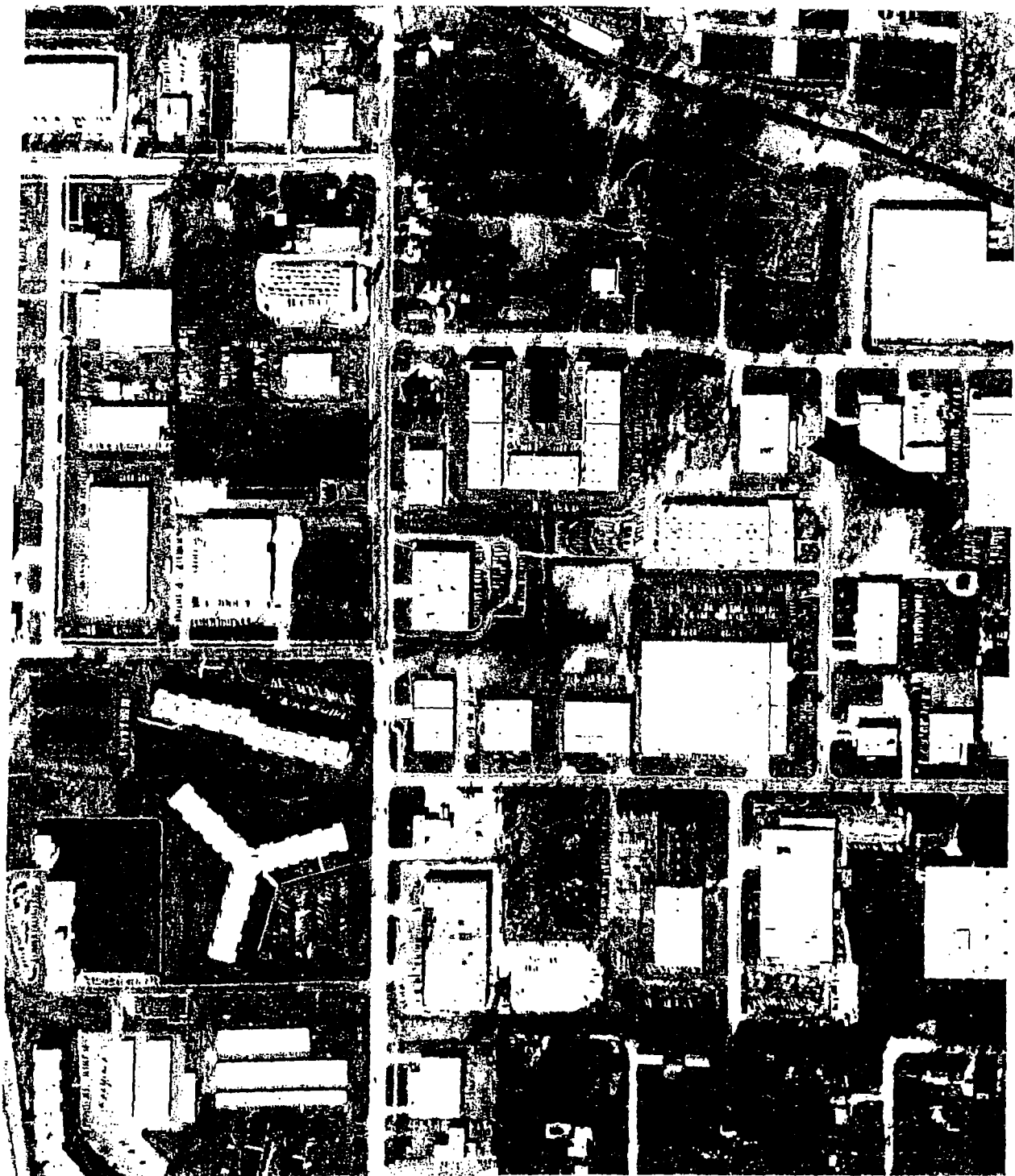
2325 Wisconsin Street
 Downers Grove, Illinois

EPS ENVIRONMENTAL SERVICES, INC.

7237 West Devon Avenue
 Chicago, Illinois 60631

YEAR

1980



AERIAL PHOTOGRAPH



North

PROPERTY ADDRESS

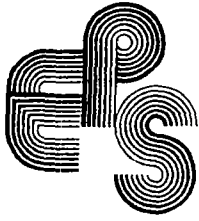
2325 Wisconsin Street
Downers Grove, Illinois

EPS ENVIRONMENTAL SERVICES, INC.

7237 West Devon Avenue
Chicago, Illinois 60631

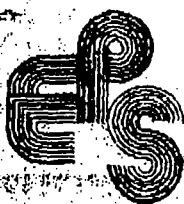
YEAR

1990



APPENDIX D

ENVIRONMENTAL QUESTIONNAIRE



environmental

Post-it® Fax Note

7671

| | | | |
|-----------|--------------|------------|---|
| Date | 12-31 | # of pages | 1 |
| To | BRIAN THOMAS | | |
| From | | | |
| Co./Dept. | Co. | | |
| Phone # | Phone # | | |
| Fax # | Fax # | | |

ENVIRONMENTAL QUESTIONNAIRE (002)

Name: TRICON INDUSTRIES

Property Address: 2325 WISCONSIN ST. DOWNERS GROVE, ILL. 60515

A. CURRENT/FORMER USES OF PROPERTY

1. Do you own the property? YES
 - a. Date property was purchased. 1959
 - b. If leased, date of first lease on property. N/A
2. Description of current use of the property, please be specific, including number of retail or commercial units.
MANUFACTURING / INJECTION MOLDING
 - a. Number of occupied units? 1
 - b. Number of unoccupied units? N/A
3. Date original construction on property was completed. 1962
4. Date of subsequent additions/renovations. 1983
5. Description of previous use(s) of the property, please include company names if known.
EMPTY LOT

B. DISCHARGES

1. Are there any sources of waste water, stormwater, or other liquid discharges to surface water, septic system, holding ponds or other on-site retention areas? YES
2. Are there any sources of discharge to the public sewer system?
Yes No Unknown
3. Do these discharges require a permit?
Yes No Unknown

If yes, please provide details.

WASTEWATER TREATMENT FOR PLATING DEPARTMENT
(SEE PROCESS FLOW DIAGRAM)
DOWNERS GROVE SANITARY DISTRICT PERMIT # 2

7237 West Devon Avenue • Chicago, Illinois 60631

[773] 792-3030

Fax [773] 792-3091



C. HEATING/COOLING SYSTEM

1. Describe past and current heating and cooling system for the improvements on the property.
NATURAL GAS HEATING (1) ONE BOILER FOR ORIGINAL STRUCTURE & ROOFTOP HVAC. UNITS

D. FUEL/CHEMICAL STORAGE TANKS AND STORAGE DRUMS/CONTAINERS

1. Are there any above or below ground storage tanks on the subject property?

☐ Yes ☒ No ☐ Unknown

| | Tank #1 | Tank #2 | Tank #3 | Tank #4 |
|----------------------------|---------|---------|---------|---------|
| Above or underground? | ___ | ___ | ___ | ___ |
| Location? | ___ | ___ | ___ | ___ |
| Contents? | ___ | ___ | ___ | ___ |
| Capacity? | ___ | ___ | ___ | ___ |
| Installation date? | ___ | ___ | ___ | ___ |
| Registered? | ___ | ___ | ___ | ___ |
| Special permitting? | ___ | ___ | ___ | ___ |
| Inspections or tested? | ___ | ___ | ___ | ___ |
| Periodic monitoring? | ___ | ___ | ___ | ___ |
| Spills, leaks or releases? | ___ | ___ | ___ | ___ |

2. Have any storage tanks been removed from the property in the past?

☐ Yes ☒ No ☐ Unknown

If yes, please provide details.



3. Are any other chemicals stored on the property in storage drums or other containers?

☒ Yes ☐ No ☐ Unknown

If yes, please provide contents and location.

SEE CHEMICAL STORAGE LISTING

E. HAZARDOUS/SPECIAL WASTE

1. List all hazardous/special wastes generated or stored on the property.

SEE ENVIRONMENTAL COMPLIANCE - WASTE MANAGEMENT
WORK INSTRUCTION

2. Describe any processes on site that require storage, treatment or disposal of chemicals, special or hazardous wastes or other regulated materials.

PLATING & VAPOR DEGREASING

3. Do these processes require permitting or regulation from any federal or state agencies.

☒ Yes ☐ No ☐ Unknown

If yes, please provide details.

I.E.P.A. AIR PERMITS / NESHA P

4. Describe how the special or hazardous waste generated or stored on the property are disposed?

LICENSED TREATMENT & DISPOSAL FACILITY

F. POLYCHLORINATED BIPHENYLS (PCBs)

1. Have polychlorinated biphenyls (PCBs) been used in electrical transformers, capacitors, light ballasts, hydraulic systems or other equipment at the property?

☐ Yes ☒ No ☐ Unknown

If yes, please describe the use and location of possible PCB containing fixtures and equipment

2. Have there been any studies, sampling or testing for PCB's on the property?

☐ Yes ☒ No ☐ Unknown



G. COMMON WASTE GENERATION AND DISPOSAL

1. Describe the types of solid wastes and/or liquid wastes (other than waste water) generated at the property.
SEE SECTION E ITEM 1
2. How do you dispose of your solid and/or liquid wastes? List commercial waste hauler, if applicable.
HERITAGE CRYSTAL-CLEAN
3. Have there been any violations, fines or actions taken by regulatory agencies due to this generation?
☐ Yes ☒ No ☐ Unknown

If yes, please provide details.

H. AIR EMISSIONS

1. List all sources of air discharges from the property. Include fuel burning equipment and describe type of fuel burned.
PLATING, VAPOR DEGRASSING & MOLDING OPERATIONS
2. Are air emissions required to be permitted or monitored?
☒ Yes ☐ No ☐ Unknown
If yes, please describe.
*LIFETIME OPERATING PERMIT FOR NICKEL PLATING LINE
ID# 043030 ADR (2) VAPOR DEGRASSER
(3) INJECTION MOLDING MACHINES*
3. Is there air pollution control equipment used to reduce air emissions on the property?
☒ Yes ☐ No ☐ Unknown

If yes, please describe.
CARBON MEDIA AIR CLEANERS

I. ASBESTOS

1. Is there asbestos currently in any of the construction materials contained in the building(s)?
☐ Yes ☒ No ☐ Unknown

If yes, please indicate the locations.

2. Has an asbestos survey or air sampling been performed?
☐ Yes ☒ No ☐ Unknown



3. Has asbestos been removed from the building(s) in the past?

☐ Yes ☒ No ☐ Unknown

4. Do you have an Operation and Maintenance or Asbestos Management Program in place?

☐ Yes ☒ No ☐ Unknown

J. LEAD BASED PAINT

1. Are there any structures on the property which contain or have contained lead based paint?

☐ Yes ☒ No ☐ Unknown

If yes, please indicate the locations.

2. Has a lead based paint survey been performed?

☐ Yes ☒ No ☐ Unknown

3. Do you have an Operation and Maintenance or Lead Based Paint Management Program in place?

☐ Yes ☒ No ☐ Unknown

K. MISCELLANEOUS

1. Has there ever been any FILL DIRT that has been brought onto the property which originated from a contaminated site or which is of an unknown origin?

☐ Yes ☒ No ☐ Unknown

2. Are there now or have there been previously, any Pits, Ponds, or Lagoons located on the property in connection with waste treatment or waste disposal?

☐ Yes ☒ No ☐ Unknown

3. Is there currently any stained soil on the property?

☐ Yes ☒ No ☐ Unknown

4. a. Have there ever been any previous Environmental Site Assessments or Audit Reports?

☐ Yes ☒ No ☐ Unknown

b. Do you have access to them? If so, please provide copies.



5. a. Have any research regarding hydrogeologic conditions or Geotechnical Studies been conducted for the property or surrounding area?

☐ Yes ☒ No ☐ Unknown

- b. Do you have access to them? If so, please provide copies.

☐ Yes ☐ No

6. Does the property require Material Safety Data Sheets (MSDS), and/or a Community Right-to-Know Plan?

☒ Yes ☐ No ☐ Unknown

7. ^{MSDS ONLY} Has safety plans, preparedness and prevention plans, spill prevention, countermeasure and control plans, ever been established for the property, and have they ever had to be exercised?

☒ Yes ☐ No ☐ Unknown

If yes, please describe.

PLANS ARE IN PLACE, They have NEVER been exercised.

L. ADJACENT PROPERTIES

1. Currently or historically, have the adjoining properties been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?

☐ Yes ☒ No ☐ Unknown

If yes, please describe.

M. GOVERNMENT ENFORCEMENT ACTIONS

1. a. Have you ever seen or been aware of notices or other correspondence from any government agency or courts relating to past or current violations of environmental laws with respect to the Property, to proceeding for environmental liability, or to environmental liens encumbering the Property?

☐ Yes ☒ No ☐ Unknown

- b. Do you have access to them? If so, please provide copies.

☐ Yes ☐ No

2. a. Are you aware of any other documents that may be significant to Recognized Environmental Conditions in connection with the Property?

☐ Yes ☒ No ☐ Unknown



- b. Do you have access to the information? If so, please provide copies.
☐ Yes ☐ No
3. a. Do you have knowledge of any pending, threatened, or past litigation relevant to Hazardous Substances or Petroleum Products in, on or from the Property?
☐ Yes ☒ No ☐ Unknown
- b. Do you have access to the information? If so, please provide copies.
☐ Yes ☐ No
4. a. Do you have knowledge of any pending threatened, or past administrative proceedings relevant to Hazardous Substances or Petroleum Products in, on or from the Property?
☐ Yes ☒ No ☐ Unknown
- b. Do you have access to the information? If so, please provide copies.
☐ Yes ☐ No
5. a. Do you have knowledge of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to Hazardous Substances or Petroleum Products?
☐ Yes ☒ No ☐ Unknown
- b. Do you have access to the information? If so, please provide copies.
☐ Yes ☐ No

As the present owner of the property or as a duly authorized representative of such owner, I state that to the best of my knowledge, the information disclosed above is true and accurate and no material information has been withheld.

LARRY MCDANIEL
(Name)

10/29/01
(Date)

Larry McDaniel
(Signature)

PLANT MANAGER
(Title)

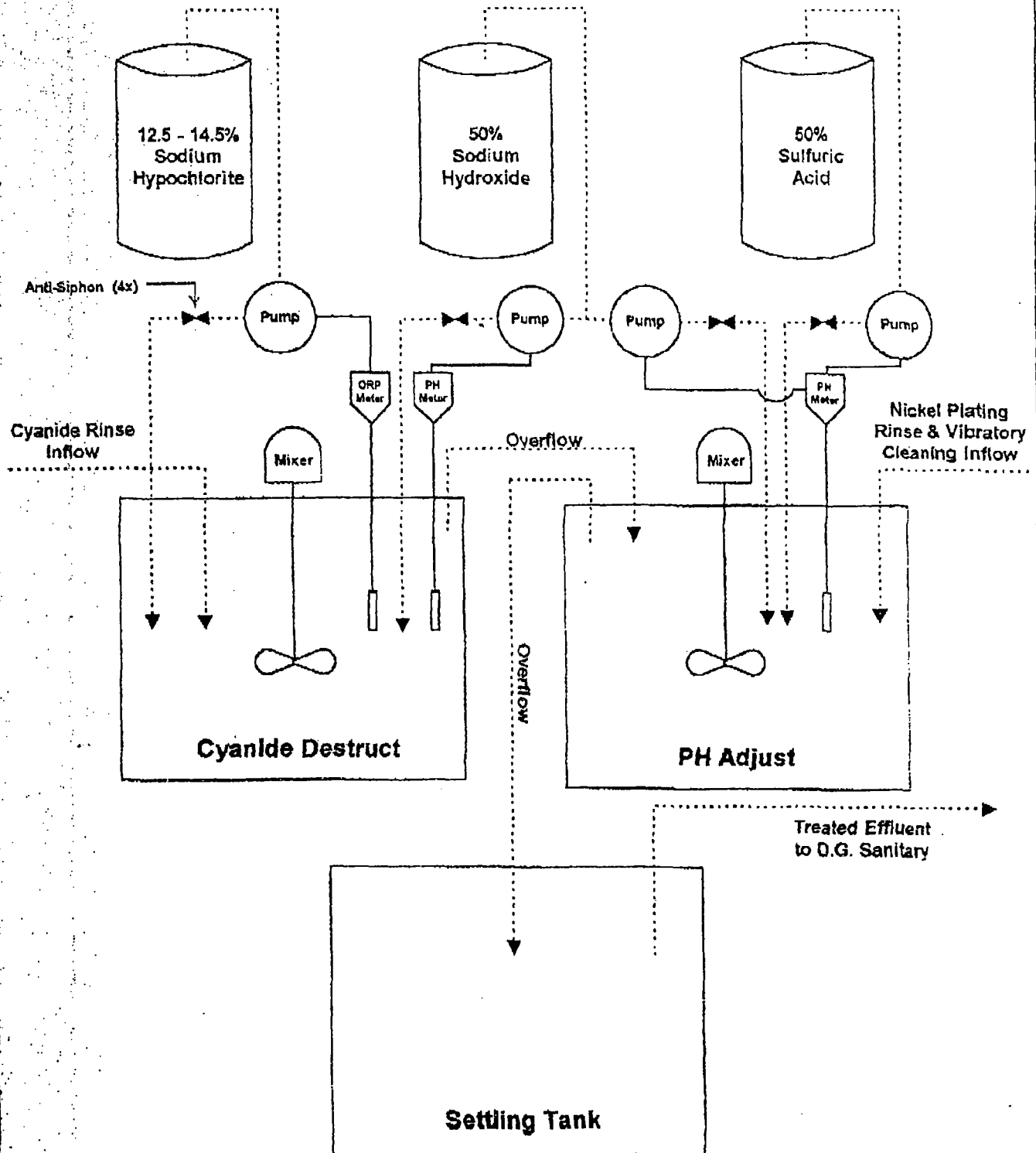


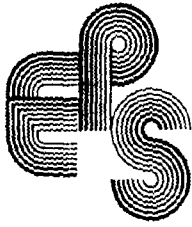
| | |
|--------------------------|------------------------|
| Instruction: W4.9.10 | Issuer: Larry McDaniel |
| Issued Date: 4 / 26 / 01 | Rev Date: 4 / 28 / 01 |

4.10 CHEMICALS ON HAND AND QUANTITY

| <u>CHEMICAL</u> | <u>QUANTITY</u> |
|-----------------------------------|-----------------|
| Acetone | 3.8 liters |
| Actane 73 | 100 lbs. |
| Actane 342 | 100 lbs. |
| Alkleen 501 | 5 Gal. |
| Ammonium Hydrate | 40 lbs. |
| Benzotriazole | 55 Gal. |
| Boric Acid | 5 lbs. |
| Copper Cyanide | 5 Gal. |
| Deox | 55 Gal. |
| Electrolytic Nickel | 35 Gal. |
| Enbond Q-527 | 100 lbs. |
| EDM 244 (Dielectric Fluid) | 55 Gal. |
| EDTA | 5 lbs. |
| Enplate NI-416 M | 150 Gal. |
| Enplate NI-416 R | 1 Qt. |
| Enplate NI-416 S | 1 Qt. |
| Fluoboric Acid | 100 ml |
| Hydrochloric Acid | 10 lbs. |
| Isopropyl Alcohol | 55 Gal. |
| Nickel Sulfamate | 30 Gal. |
| Nitric Acid | 10 liters |
| Oakite #3 | 100 lbs. |
| Oakite Metal Sheen | 5 Gal. |
| Orosene 80 Brightener | 2 Gal. |
| Orosene 80 Buffer Salts | 20 lbs. |
| Orosene 80 Gold Plating Solution | 30 Gal. |
| Orosene 80 Gold Salts | 5 oz |
| Orotemp 24 Buffer Salts | 10 lbs. |
| Orotemp 24 Gold Salts | 5 oz |
| Perchloroethylene | 160 Gal. |
| Phosphoric Acid | 1 Gal. |
| Potassium Copper Cyanide | 5 Gal. |
| Potassium Cyanide | 75 lbs. |
| Potassium Hydroxide | 5 lbs. |
| Potassium Silver Cyanide | 100 oz |
| Silver Brightener E-2 | 2 Gal. |
| Silver Cyanide Plating Solution | 30 Gal. |
| Silver Brightener B-2 | 1 liter |
| Sodium Cyanide (Hydrocyanic Acid) | 2.5 kg |
| Sodium Dichromate | 5 lbs. |
| Sodium Hydroxide | 4 liters |
| Sodium Hypochlorite | 110 Gal. |
| Sulfuric Acid | 15 liters |
| Tower Hydraulic Oil | 220 Gal. |

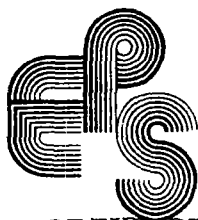
Tricon Industries Wastewater Treatment Process Flow Diagram





APPENDIX E

EPS ENVIRONMENTAL QUALIFICATIONS



PETER N. PARTIPILO, C.H.M.M.

AREAS OF EXPERTISE

- * Phase I Environmental Property Assessment
- * Subsurface Soil and Ground Water Investigation
- * Underground Storage Tank Assessment, Removal and Closure
- * Supervision of Phase III Contaminated Site Remediation
- * Compliance Auditing
- * Lead Inspection and Abatement
- * Asbestos Hazard Assessment and Remediation Management

PROFESSIONAL REGISTRATIONS/CERTIFICATIONS

- * Certified Hazardous Materials Manager
- * Licensed Asbestos Inspector, State of Illinois Department of Health
- * Licensed Lead Inspector, State of Illinois Department of Health

EDUCATION

University of Wisconsin, College of Engineering - "Soil and Groundwater Remediation Methods and Technology Course" and "Subsurface Monitoring Strategies Course"

Environmental Group Services - "Asbestos Inspectors Course" and "Asbestos Contractor Course"

Government Institutes - "Groundwater Hydrogeology Course"

Moraine Valley Community College; Environmental Institute - "Asbestos Building Inspector Course", "Asbestos Building Inspector Refresher Course", "Environmental Audits of Real Estate Course", "Environmental Compliance Auditing Course", "Wetland Course", "Sick Building Syndrome", "Pretreatment/Industrial Waste Water Course" and "Lead Inspector Course"

National Water Well Association - "Legal Implications of Environmental Site Assessments Seminar"

Illinois Institute of Technology - "Certified Hazardous Materials Manager Review Course"

PROFESSIONAL EXPERIENCE

EPS Environmental Services, Inc.

Senior Environmental Specialist * February 1992 - Present

Performs Phase I Environmental Property Assessments and Phase II subsurface soil and groundwater investigations, testing and sampling and wetlands studies. Manages and oversees underground storage tank assessments, removals and remediations. Handles asbestos and lead surveying, sampling, assessment and abatement.

U.S Environmental Testing and Consultants, Inc.

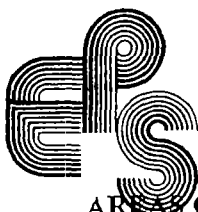
Project Coordinator * 1989 - January 1992

Managed and oversaw testing, removal, and remediation of leaking underground storage tanks. Evaluated hazardous materials handling practices. Performed environmental property assessments.

Team Company

Project Coordinator * 1975 - 1989

Designed strategies and supervised removal of above and below ground storage tanks. Inspected for asbestos on commercial industrial properties.



SAMUEL T. BODINE

AREAS OF EXPERTISE

- | | |
|---|--|
| *Contaminant Characterization and Delineation | *Remedial Options Evaluation |
| *Remedial Design Pilot Studies | *Remediation System Design and Installation |
| *Leaking Underground Storage Tank Closure | *Subsurface Soil and Groundwater Investigation |
| *Phase I Environmental Property Assessment | *Licensed Asbestos Inspection |

PROFESSIONAL REGISTRATIONS/SOCIETIES

- * Member of the Environmental Bankers Association 1999-Present
- * Member of the Illinois Association of Environmental Professionals 1994-1999

EDUCATION

B.A., Environmental Studies and Biology, Lake Forest College, 1994
40-Hour OSHA 29CFR1910.120 HAZWOPER
8-Hour OSHA 29CFR1910.120(E) Site Supervisor
AHERA Asbestos Building Inspector & IDPH Licensed
Asbestos Contractor Supervisor (OSHA Competent Person) & IDPH Licensed
Accredited Site Assessor by the State of Wisconsin

PROFESSIONAL EXPERIENCE

EPS Environmental Services, Inc.

Senior Project Manager * February 2001 - Present

Performs or supervises Phase I Environmental Property Assessments and subsurface soil and groundwater investigation. Manages and oversees leaking underground storage tank (LUST) sites, UST removals and IEPA Site Remediation projects.

Bank One Corporation

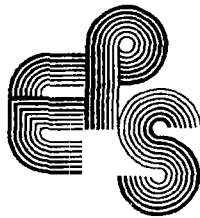
Environmental Risk Officer * May 1999 – February 2001

Developed strategies and solutions to mitigate the environmental risks for the bank. Quantified the environmental risks to provide remediation costs for lenders. Maintained list of approved environmental consultants and contract with firms to conduct assessments & investigations on behalf of the bank. Responsible for integrating the bank's environmental policies & procedures and managing environmental credit risks for all lending activities. Reviewed and evaluated environmental assessment reports, provided technical expertise and advice to relationship managers to support the credit review process.

Carlson Environmental, Inc.

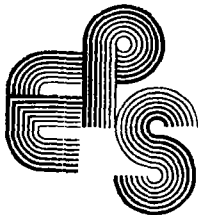
Senior Project Manager * July 1994 – May 1999

Managed and conducted large-scale field investigations, remediations and prepared associated reports for heavy industrial facilities. Worked as Health and Safety Coordinator and Equipment Manager preparing proposals and budgets, direct contact with clients and regulatory agencies, designed field investigation work plans and complete documentation/reports for clients or submission to regulatory agencies. Conducted RCRA Facility Investigations, closure of LUSTs, negotiating "closure" of environmentally impacted sites under the IEPA Site Remediations Program and



SAMUEL T. BODINE (cont.)

conducting large-scale soil and ground water investigations. Conducted Phase I Environmental Assessments throughout the United States and Canada. Conducted Phase II Limited Subsurface Soil and Ground Water Investigations. Provided oversight for UST removals and LUST remediations. Prepared applications for wastewater / storm water discharges and air pollution control applications.



Brian J. Thomas

AREAS OF EXPERTISE

- * Phase I Environmental Property Assessment
- * Property Transaction Screen Assessment
- * Asbestos Inspection

PROFESSIONAL AFFILIATIONS/CERTIFICATIONS

Licensed Asbestos Professional (Inspector) State of Illinois Department of Health and Indiana Department of Environmental Management.

EDUCATION

Bachelor of Science in Environmental Science, Bowling Green State University, Bowling Green, Ohio

PROFESSIONAL EXPERIENCE

EPS Environmental Services, Inc

Project Manager* May 2001 - Present

Head of the Phase I Environmental Property Assessment Department. Responsible for price quotes, client contact, scheduling, facility inspections and report generation. Performs asbestos sampling.

Clean Air Engineering

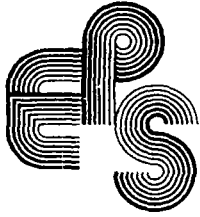
Project Leader* January 2001 to May 2001

Performed compliance testing to the satisfaction of regulatory agencies. These tests include: Sampling for dioxin/furans, hexavalent chromium, volatile/semivolatile organics and heavy metals. Particulate, SO₂, NO_x, THC and other criteria pollutant emissions testing. VOC capture and destruction efficiency testing. Continuous emissions monitor certification testing. Hazardous air pollutant (HAPs) emissions testing. Fourier Transform Infra-Red (FTIR) Testing and Monitoring

Nicor Natural Gas, Inc.

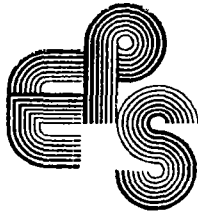
Mercury Analyst* August 2000 to January 2001

Visually inspect Nicor gas regulators and homes for possible mercury contamination. Conduct air sampling of homes with possible mercury contamination using Jerome 411 & 431 mercury vapor analyzers. Document results of the testing in great detail and handle customer relations. Personally train incoming contractors.



APPENDIX F

PROPOSAL BETWEEN CLIENT AND EPS ENVIRONMENTAL



environmental services, inc.

PROPOSAL

PHASE I ENVIRONMENTAL PROPERTY ASSESSMENT

Prepared For:

American National Bank & Trust Company of Chicago
120 South LaSalle Street
Chicago, Illinois 60603

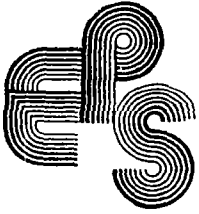
Property Address:

2325 Wisconsin Avenue
Downers Grove, Illinois

Project Number:

3899-1001

October 18, 2001



PURPOSE

The purpose of this Proposal for a Phase I Environmental Property Assessment is to provide American National Bank & Trust Company of Chicago (Client), with EPS Environmental Services, Inc.'s (EPS Environmental) proposal and estimated cost of conducting a Phase I Environmental Property Assessment of 2325 Wisconsin Avenue, Downers Grove, Illinois (Property). The purpose of the proposed Phase I Environmental Property Assessment (Phase I Assessment) will be to identify readily apparent, potential sources of environmental liabilities associated with the Property, based exclusively upon the scope of services set forth and agreed upon.

SCOPE OF SERVICES

The scope of services to be performed by EPS Environmental, in order to identify areas of environmental concern, will be consistent with the recommended practices set forth in the "Phase I Environmental Site Assessment Process" contained in the American Society for Testing and Materials (ASTM), Standard E 1527-00, and will include the following:

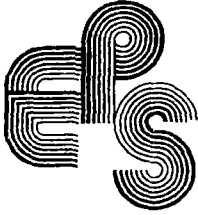
A. Records Review

1. Physical Setting Sources

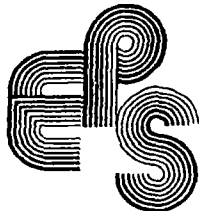
- a. Review United States Geological Survey 7.5 Minute Topographic Map for topography of the Property and surrounding area.
- b. Review State Geological Survey for published information regarding the surficial geology of the Property.

2. Federal and State Record Sources - Review the following published environmental databases for the Property and sites within the Approximate Minimum Search Distances as designated by ASTM:

- a. Federal National Priority List for hazardous substance release sites targeted for long-term remediation action under Superfund.



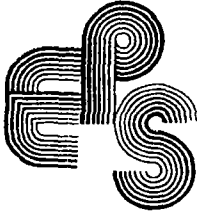
- b. Federal Comprehensive Environmental Response, Compensation, and Liability Information System for priority cleanup sites or those sites under investigation as potential hazardous substance release sites.
 - c. Federal Resource Conservation and Recovery Act Information System for facilities that generate, transport, store, treat, or dispose of hazardous waste.
 - d. Federal Emergency Response Notification System List of reported hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center.
 - e. State landfill and/or solid waste disposal sites.
 - f. State list of hazardous waste sites, which is the State equivalent to the National Priority List and the Comprehensive Environmental Response, Compensation, and Liability Information System, for sites identified for investigation or remediation.
 - g. State leaking underground storage tank list.
 - h. State registered underground storage tank list.
- 3. Historical Sources - Review or contact one or more of the following reasonably obtainable sources of information to determine the historical uses of the Property from the present back to the Property's first developed use or to 1940, whichever is earliest:
 - a. Sanborn Fire Insurance Maps of the Property for prior uses and locations of fuel and/or chemical storage tanks and storage of other potentially toxic substances.
 - b. Historical aerial photographs for indications of previous uses.
 - c. Local Building Department regarding structures, installations, removals, licenses and permits that may reflect an environmental condition of the Property.
 - d. Local Fire Department regarding the use or storage of hazardous substances or petroleum products on the Property.



- e. Local Health or Environmental Department regarding any known environmental occurrences associated with the Property.
- f. Zoning Department regarding zoning restrictions on the Property.

B. Site Reconnaissance

- 1. Visually and physically observe the Property in an attempt to identify readily apparent, potential sources of environmental liabilities including:
 - a. General Site Setting
 - 1. Current and past uses of the Property
 - 2. General description of structures and roads
 - 3. Potable water supply
 - 4. Sewage disposal system
 - b. Interior and Exterior Observations
 - 1. Dead or distressed vegetation
 - 2. Disturbed or stained soils and surfaces
 - 3. Drains or sumps
 - 4. Hazardous substances and petroleum products
 - 5. Heating/cooling system
 - 6. Pits, ponds, lagoons or standing water
 - 7. Point sources of effluent discharges and air emissions
 - 8. Polychlorinated biphenyl (PCB)-containing electrical equipment
 - 9. Potential lead based paints
 - 10. Surface impoundments
 - 11. Suspect asbestos containing materials
 - 12. Waste disposal and housekeeping practices
 - 13. Wastewater discharge
 - 14. Water wells and septic tank systems
 - 15. Underground or aboveground storage tanks, storage drums or containers
 - 16. Unusual or noxious odors



2. Visually and physically observe the surrounding sites, from the Property and public right-of-ways, in an attempt to identify readily apparent, potential sources of environmental liabilities posed by adjacent land use.
3. Provide photographic documentation of significant environmental features.

C. Interviews

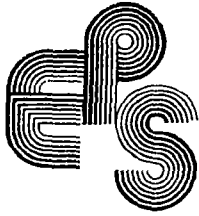
1. Interview Property or facility owner, operator or key personnel for information indicating environmental conditions in connection with the Property.
2. Submit an environmental questionnaire to present Property or facility owner or operator for information regarding environmental liens or additional specialized knowledge concerning the Property.

- D. EPS Environmental will prepare a final Phase I Assessment Report (Report) for the Client containing the observations and Conclusions of the site findings. The Report will be based exclusively upon the scope of services outlined above. Findings and Conclusions in the Report will be rendered based on accepted industry standards, but are not to be construed as a guarantee or warranty as the potential liability associated with environmental conditions or impacts on the Property.

WARRANTY AND LIMITATION OF LIABILITY

The Phase I Assessment will be of limited scope, and will not provide sufficient information to eliminate the total risk of the presence of contamination or other liabilities. Significantly higher levels of exploratory efforts than those performed in the proposed Phase I Assessment are required to accumulate sufficient information to determine all environmental liabilities associated with the Property.

EPS Environmental warrants that the Phase I Assessment will be conducted in accordance with generally accepted investigatory methods utilized by professional environmental consultants and will include the recommended practices for the "Phase I Environmental Site Assessment Process" contained in the ASTM Standard Practice E 1527-00. EPS Environmental further warrants that the Findings and Conclusions in the Report will be based exclusively on the Phase I Assessment. The investigatory methods that EPS Environmental will utilize in the Phase I Assessment have been developed to provide the Client with information regarding apparent indications of existing or potential environmental conditions relating to the Property and are limited to the conditions that



will be observed at the time of the investigation of the Property. The Findings and Conclusions contained in the Report will also be limited to the information available on the Property at the time that the Phase I Assessment is conducted. There is a distinct possibility that conditions may exist at the Property which will not be apparent during the preparation of the Phase I Assessment. In conducting the Phase I Assessment and preparing the Report, EPS Environmental will rely on the information obtained from Property owner/operators or other persons, and government agencies having knowledge of operations and practices of the Property. EPS Environmental will assume that this information is accurate and complete, except when independent investigation indicates otherwise.

The Phase I Assessment will not attempt to determine whether the facility operating on the Property is in compliance with existing regulations. The Report will discuss and summarize areas of environmental concern for the Property itself. The Report will provide no other warranties, expressed or implied.

CONFIDENTIALITY

EPS Environmental will hold the Report and all field observations and related documents in strict confidence and will not disclose these items except to the Client or except as ordered by any state or federal agency or court of law. In the event that EPS Environmental is ordered by a state or federal agency or court of law to disclose the contents of the Report or field observations, the Client shall hold EPS Environmental harmless from liability for any damages that the Client may suffer due to EPS Environmental's disclosure. In addition, the Client shall indemnify EPS Environmental from any and all damages EPS Environmental may suffer due to any action which results in an order that EPS Environmental make a disclosure.

RELIANCE ON PHASE I ASSESSMENT AND REPORT

The Phase I Assessment and Report will be conducted exclusively for the Client and Harris Bank, and it is intended that only the Client and Harris Bank will rely on the Report. The Phase I Assessment and Report will be solely for the benefit of the Client and Harris Bank, and may not be relied upon by third parties.



SOURCES OF INFORMATION RELIED UPON FOR PHASE I ASSESSMENT AND REPORT

All information that EPS Environmental will rely on in conducting the Phase I Assessment and preparing the Report, not specifically identified as generated by EPS Environmental or any federal, state, or local agency will be provided by or derived from data provided by the Client and/or the Property owner.

COMPENSATION

Compensation for the Phase I Assessment work as summarized in this Proposal is pursuant to the attached Compensation Schedule.

SCHEDULE

SW
EPS Environmental will commence work upon receipt of a signed copy of this Proposal. The scope of services will be completed within fifteen (15) to eighteen (18) working days from the commencement date, provided access is granted in a timely manner.

PERMISSION TO ENTER

I, the undersigned, do hereby represent that I am the owner of the Property or the agent of the owner with power to grant right of entry thereon. I hereby grant permission to any employees or agents of EPS Environmental to enter upon the Property to provide the services previously stated.

Signature: *[Signature]*

Date: 18 OCT 01

Print Full Name: CHRISTOPHER

Title: VP

Project Number 3899-1001

J. NEWTON

PROPERTY CONTACT:

Jay Winkler
VP Operations
Tricon Industries
630/964 2330